

ITEM	05
MANAGER'S REPORT #	21
COUNCIL MEETING	96/08/12

TO: CITY MANAGER

1996 July 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **Proposed Closure of Pine Street at Boundary Road  
to Create Residential Property for Future Sale  
ROAD CLOSURE REFERENCE #2/96**

PURPOSE: To obtain Council authority for the closure of Pine Street at Boundary Road  
for future sale.

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**RECOMMENDATIONS:**

1. THAT Council authorize the preparation and introduction of a Road Closing Bylaw as outlined in this report.
2. THAT the Director Engineering be authorized to prepare the necessary Road Closing Bylaw plan.

**REPORT**

**1.0 Background:**

Council, at their meeting on 1996 February 05, received a petition signed by twenty residents living nearby the unopened Pine Street road allowance located at Boundary Road (see *attached* sketch). The petition concerned health and safety issues related to the overgrown state of this road allowance and was referred by Council to the Environmental and Waste Management Committee for review of the measures available to remedy the situation.

For a longer term solution to the on-going problems associated with the road allowance, Planning staff were requested to review the possibility of legally closing the road allowance and creating a residential property for sale and development. Information on the proposed closure was circulated to the various departments and agencies having an interest in this matter. The details are now available and are provided as follows.

**2.0 Current Situation:**

All reports have now been received and it has been determined that the road allowance is redundant for traffic purposes. Also, there are no public utilities affected by the closure; therefore, no rights-of-way are required.

City Manager

Re: Proposed Closure of Pine Street at Boundary Road  
to Create Residential Property for Future Sale

Road Closure Reference #2/96

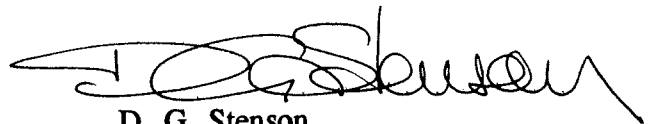
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The property is zoned R4 Residential District, is 66' x 120' and would meet the minimum requirements for single family development. The block front in which it is located has potential for small-lot development; however, under the R4 category, new small lots created must have a minimum width of 36'.

As the majority of existing lot sizes in the block front are more typical of the R5 District than the R2 District, it is staff's intention to recommend the rezoning of the block front from R4 to R5 to the Housing Committee later this year as the work load permits. A rezoning of the block front to the R5 District would better reflect the current development as well as allow the subdivision of the closed road allowance under the R5 small lot category to create two 33' x 120' lots, in keeping with 14 of the existing 15 lots in the 4200 and 4300 blocks. It would also give the same opportunity to the only large lot in the block front, namely, 4310 Boundary Road which is currently owned by one of the petitioners.

### 3.0 Conclusion:

At the present time and with Council's approval, staff will initiate the procedures necessary to close the road allowance. It is estimated the City will be able to get title to the parcel created in approximately six months. Development of the parcel for the purpose of offering lots for sale would be the subject of a further report to Council.



D. G. Stenson  
Director Planning and Building

AD:hr

Att.

cc: Deputy City Manager, Corporate Services  
Director Recreation and Cultural Services  
Director Engineering  
Director Finance  
City Solicitor  
B. Grieve, Long Range Planner



