

**TO: CITY MANAGER**

**2000 JULY 25**

**FROM: APPROVING OFFICER**

**SUBJECT: CAPITOL HILL RESERVOIR LANDS  
ROAD CLOSURE REF. #8/93  
SUBDIVISION REF.#41/91  
215 N. HYTHE AVENUE**

**PURPOSE:** To request Council authority for the introduction of a Highway Exchange Bylaw to facilitate the development of the Capitol Hill Reservoir Lands and to the granting of various rights-of-way.

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**RECOMMENDATIONS:**

1. **THAT** Council authorize the introduction of a Highway Exchange Bylaw involving closure of a portion of the Cambridge Street road allowance in exchange for the dedication of a portion of City-owned land at 215 N. Hythe Avenue for lane.
2. **THAT** Council authorize the Director Engineering to arrange for preparation of the required Highway Exchange Bylaw plan, subdivision plan and right-of-way plans.
3. **THAT** Council authorize the granting and execution of a right-of-way in favour of B.C. Hydro and Power Authority and Telus as outlined in Section 2.0 of this report.
4. **THAT** Council authorize the granting and execution of a statutory right-of-way to provide construction/maintenance access to an existing city water pumping station.

**R E P O R T**

**1.0 BACKGROUND:**

On 1996 October 28, Council approved the redevelopment of the Capitol Hill Water Reservoir lands. This involves creation of two single-family lots, a public open space lot which recognizes the historical presence of this neighbourhood viewpoint, and closure of the adjacent redundant Cambridge Street right-of-way (see Sketch *attached*). The road allowance area would be closed and consolidated with the open space lot in exchange for dedication of a lane which the prevailing topography dictates as being required.

**2.0 CURRENT SITUATION:**

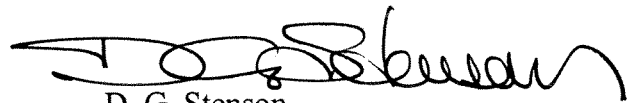
Various departments and outside agencies having an interest in the road closure were advised to report any concerns and/or requirements, and details are provided as follows:

- a) The Director Engineering has reported that a statutory right-of-way is required over the entire road closure area as well as approximately 4 m of the adjacent former reservoir site to provide construction/maintenance access to the existing water pumping station complete with inflow and outflow watermains, an emergency genset fuel tank and associated sewer services within this area.
- b) B.C. Hydro and Telus have reported they have plant on a joint pole lead and will require a 4 m right-of-way north of the south property line of the closed Cambridge Street road allowance as well as a 1 m right-of-way on the west side as noted on the sketch.

Engineering design drawings have been completed and on 2000 July 10, Council awarded a contract for the construction of roadworks, storm and sanitary sewers, street lighting and utility works, and the demolition of the abandoned reservoir structure.

**3.0 CONCLUSION:**

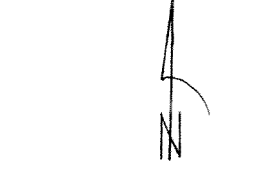
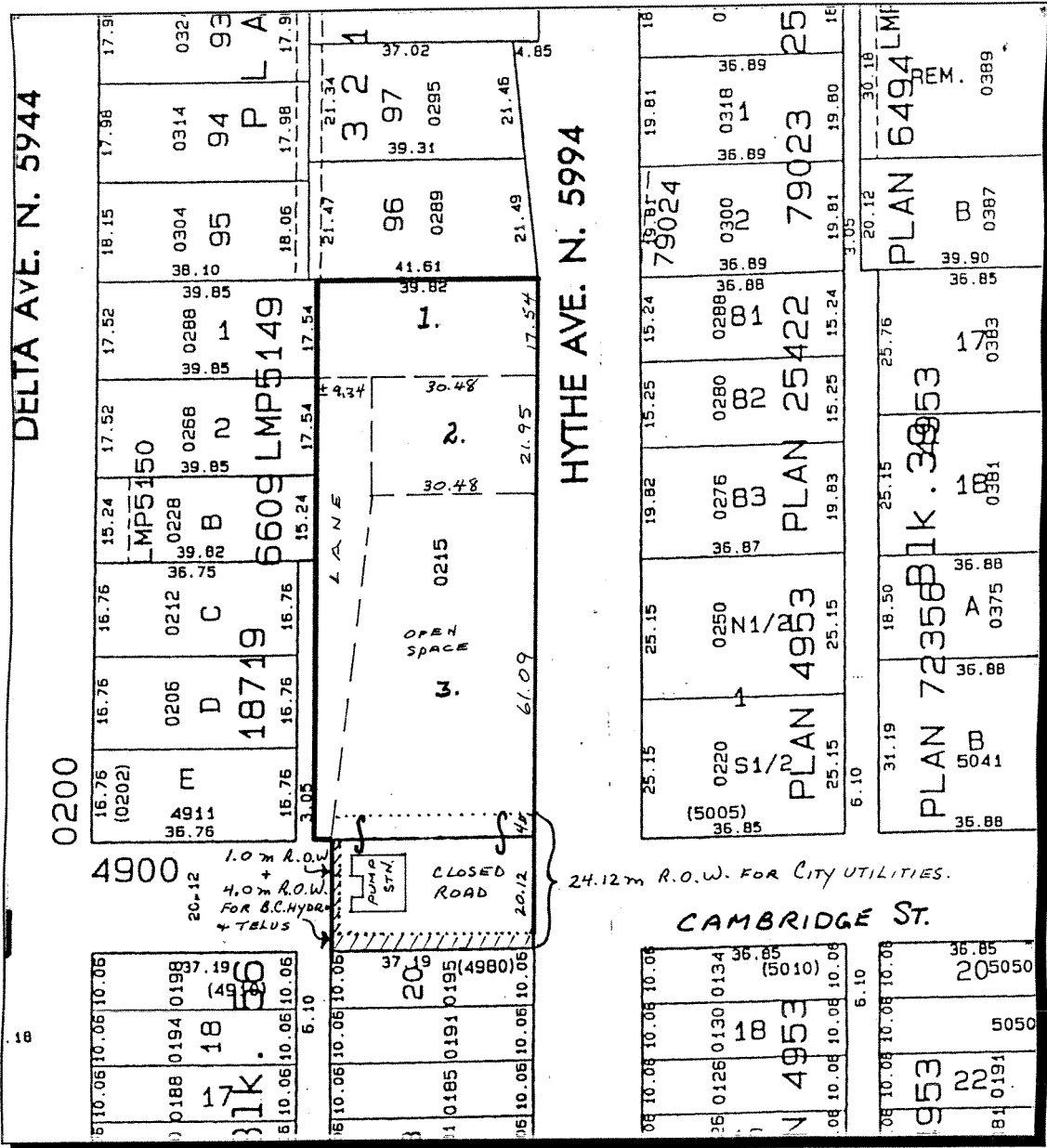
Servicing of the planned development of the Capitol Hill Reservoir Lands has been approved by Council and it is appropriate at this time to close a redundant portion of Cambridge Street in exchange for dedication of lane. Therefore, Council authority is requested for preparation and introduction of a Highway Exchange Bylaw, preparation of all necessary plans and granting and execution of various rights-of-way.



D. G. Stenson  
APPROVING OFFICER

AD/ds  
Attach.  
cc: City Solicitor  
Director Engineering  
Director Recreation & Cultural Services

Zone: R2 X. Reference #: S.D. 41/91; PS 139.92 Subdivision Reference #: 8/93; S.D. 41/91  
 Legal: Lot(s) 7 Block        D.L. 189 Plan 4953 & CAMBRIDGE ROAD ALLOWANCE  
 Legal: Lot(s)        Block        D.L.        Plan       



Date: 00 JULY  
 Scale: 1:1000  
 Drawn By: AD

- Notes: - ROAD CLOSURE VIA HIGHWAY EXCHANGE  
 - 4.0m R.O.W. REQ'D. FOR B.C.H. & TELUS UTILITIES PLUS 1.0m R.O.W. N-S.  
 - 24.12m R.O.W. REQ'D FOR CITY UTILITIES  
 - SECTION 219 COVENANT REQ'D. TO RESTRICT HEIGHT OF RESIDENTIAL BLDGS. ON LOTS 1 & 2.  
 - MIN. AREA OF RESIDENTIAL LOTS IS 668.88m<sup>2</sup>  
 - SECTION 219 COVENANT REQ'D. TO RESTRICT VEHICULAR ACCESS TO THE LANE FOR LOTS 1 & 2.

SKETCH

