

TO: CITY MANAGER

2001 September 11

FROM: APPROVING OFFICER

SUBJECT: ROAD CLOSURE REFERENCE #01-08
X-REFERENCES: SUB #00-74 and REZ. #00-36
7126, 7210 & 7216 Mary Avenue

PURPOSE: To seek Council authority for the introduction of a Highway Exchange Bylaw for the closure of an unopened lane allowance and the dedication of a corner truncation at New Vista Place.

RECOMMENDATION:

1. **THAT** Council authorize the preparation and introduction of a Highway Exchange Bylaw involving the closure of an unopened lane allowance and dedication of a corner truncation as outlined in this report.

REPORT

1.0 BACKGROUND:

Council will recall that, at its meeting of 2001 August 13th, a report was forwarded on Rezoning Reference #00-36 regarding a seniors multi-level care facility and assisted living apartments seeking authorization to forward this rezoning request to a Public Hearing which was held on 2001 August 28th (see *attached* Figure 1). Consolidation and re-subdivision of lands owned by the New Vista Society are necessary to accommodate the development. One of the specific conditions and recommendations for this rezoning was the closure of an unopened lane allowance for consolidation with the subject site via a Lane Closing Bylaw.

2.0 CURRENT SITUATION:

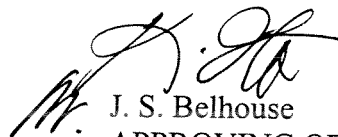
In order to facilitate the processing and completion of the rezoning, subdivision and road closure applications as well as providing an ease of turning movements for vehicles entering the lane which borders the southerly property line of this development, staff have determined that a 1 m x 1 m corner truncation at New Vista Place is required. It is then in order to process the proposed closure of the lane allowance and dedication of the corner truncation under a Highway Exchange Bylaw rather than through the Lane Closing Bylaw.

Once Council authority is granted, reports concerning this proposed Highway Exchange will be circulated to the various agencies with an interest in this matter and any details such as required rights-of-way and consolidation of the closure area with the overall site will become some of the conditions of the Tentative Approval letter for the subdivision which will be forwarded to the applicant.

The City Solicitor has provided an estimate of value of \$30.00 per sq. ft. for the net gain on the proposed exchange (3.05 m x 29.89 m = 91.16 m² less 0.5 m² for the corner truncation = 90.66 m² or 975.93 sq. ft). However, at its **In Camera** meeting of 1998 November 02, City Council adopted a policy to evaluate requests by non-profit societies for City contributions regarding the inclusion of small portions of former road and lane rights-of-way in non-profit housing sites. The level of assistance would be based on the degree to which the proposal addresses the evaluation criteria contained in the Council adopted policy; if the proposal satisfactorily addressed all of the criteria well, then it would be recommended for full market value reduction. The policy states that such requests for small portions of abandoned road rights-of-way be evaluated by staff in relation to the specified criteria for the consideration of the Community Planning and Housing Committee. The Committee, after considering the staff report, would forward a recommendation to Council regarding the request and the amount of reduction in market value of the closed portion of lane acquired, in this case, by the New Vista Society.

This proposed lane closure will be the subject of a report to the Community Planning and Housing Committee with a recommendation to be forwarded to Council.

Accordingly, this report is submitted to Council seeking authority for the introduction of the necessary Highway Exchange Bylaw.


J. S. Belhouse
APPROVING OFFICER

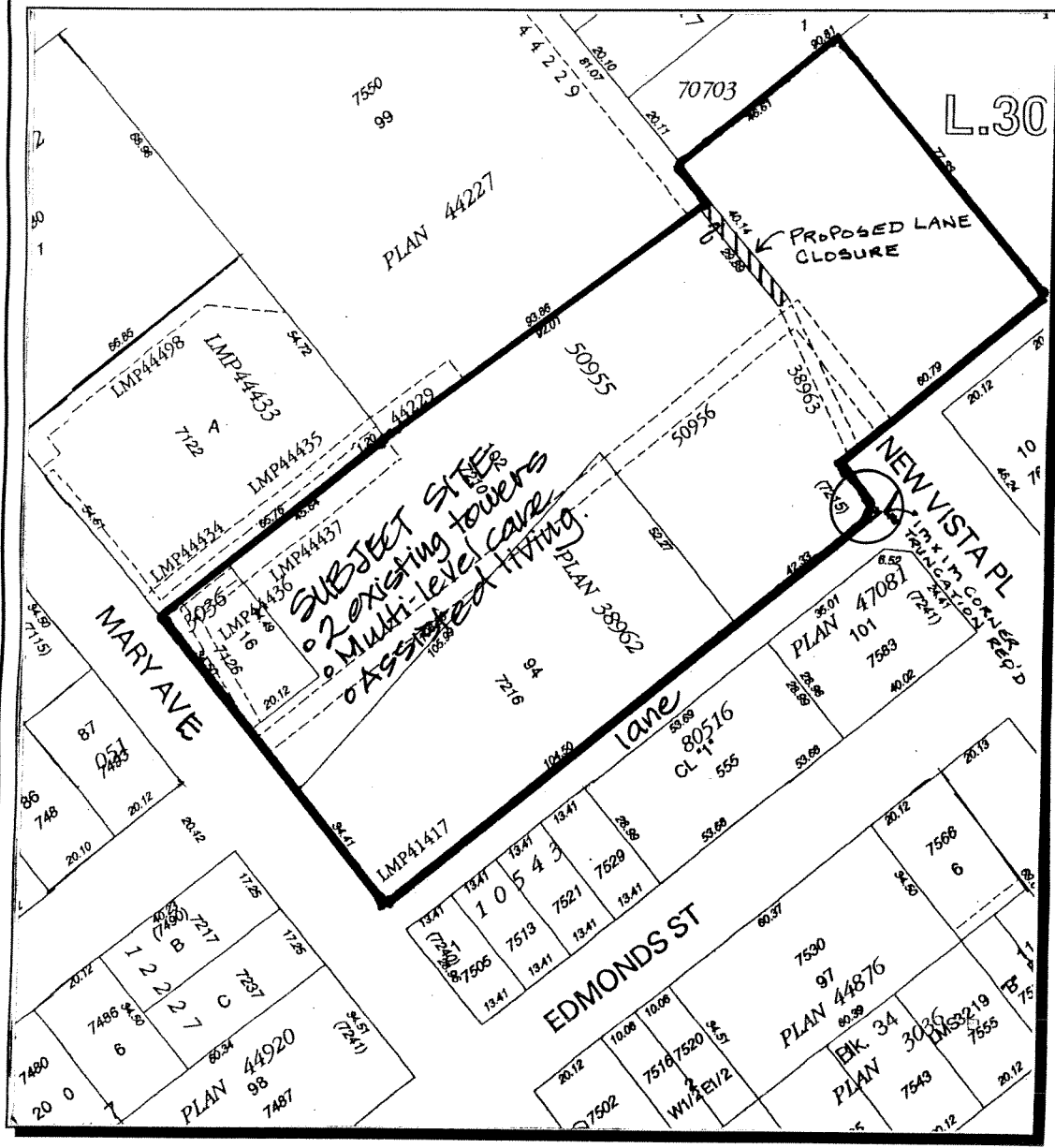
SAM:hr
Attachment

cc: City Solicitor
Director Engineering
Director Finance

Proposed Zone: AMENDED X. Reference #: REZ.#00-36 ROAD CLOSURE Reference #: 01-08
 C.D. S.D.#00-74

Legal: Lot(s) 16 Block 30 D.L. 30 Plan NWD PLAN 3036
 LOT 102 30 NWD PLAN 50955

Legal: Lot(s) 94 Block 30 D.L. 30 Plan NWD PLAN 38962



Notes: ROAD CLOSURE REFERENCE # 01-08

PROPOSED LANE CLOSURE AREA } VIA HIGHWAY
 1m x 1m CORNER TRUNCATION } EXCHANGE
 REQUIRED } BYLAW

Date: 2001 AUGUST
 Scale: N.T.S.
 Drawn By: SAM

FIGURE 1

