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**TO:** CITY MANAGER **DATE:** 2005 June 06

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** PC 87000 05  
*Reference:* ROD #05-1

**SUBJECT:** ROAD CLOSURE REFERENCE #05-1  
SUBDIVISION REFERENCE #04-55  
128 AND 136 N. STRATFORD AVENUE

**PURPOSE:** To obtain Council authority for the closure of the road allowance and consolidation with the properties at 128 and 136 N. Stratford Avenue to create four single-family small lots, as outlined in the following report.

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**RECOMMENDATION:**

1. **THAT** Council authorize the introduction of a Highway Closure Bylaw involving the closure of the Cambridge Street road allowance adjacent 136 N. Stratford Avenue in exchange for a portion of 136 N. Stratford Avenue to be dedicated as road, subject to the conditions outlined in this Report.

**REPORT****1.0 BACKGROUND INFORMATION:**

An inquiry was received by the owners of 136 N. Stratford Avenue regarding the purchase of 8.20 ft. of the Cambridge Street road allowance. The owners had already received Tentative Approval to subdivide 136 N. Stratford Avenue into two single-family small lots. They have now purchased the neighbouring lot addressed 128 N. Stratford Avenue. Acquiring and consolidating 8.20 ft. of the Cambridge Street road allowance will permit 128 and 136 N. Stratford Avenue to be subdivided into four single-family small lots consistent with the R5 Single Family Dwelling-Small zoning regulations. The subdivision of the two existing lots into four lots is not achievable without the closure and consolidation of the road allowance.

The Planning and Building Department reviewed the request and it was determined that, as the Trans Canada Trail is adjacent the Cambridge Street road allowance and Cambridge Street does not go through to Fell Avenue, it will not be constructed to a full standard. The closure and consolidation of the road allowance is supportable.

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## 2.0 HIGHWAY CLOSURE:

The request to close a portion of the Cambridge Street road allowance for consolidation with the subject properties, and the road dedication and corner truncation from 136 N. Stratford Avenue to create a four lot subdivision (as shown on the attached sketch) via Highway Closure, has been circulated to various internal departments and external agencies for review. Their comments have been incorporated in the conditions listed below. The Planning and Building Department sent a letter to the applicant stating that approval of the road closure would be contingent upon the following conditions:


- A. Consolidation of 2.5 m (8.2 ft.) x 37.19 m (122.0 ft.) = 92.98 m<sup>2</sup> (1,000.81 sq. ft.) of the Cambridge Street road allowance with 136 N. Stratford Avenue.
- B. A road dedication and corner truncation is required from 136 N. Stratford Avenue (as shown on the sketch) and must be shown on the submitted subdivision plans.
- C. Payment of compensation to the City in the amount of \$71.00 per sq.ft. (approximately 1,000.81 sq. ft.) totaling \$71,057.51 plus GST plus PTT.
- D. Granting of a statutory right-of-way over a 1.0 m portion of the closure area to protect and provide access to B.C. Hydro services.
- E. Submission of all necessary road closing bylaw plans, right-of-way plans and subdivision plans to Planning.
- F. The necessary property transfer to be prepared by the City Solicitor after the plans mentioned in Item E) have been received and the Highway Closure Bylaw prepared and given all four readings by Council.
- G. All registration costs and document preparation fees must be submitted to Planning prior to registration.
- H. Preparation by their Solicitor of any Extension of Mortgage documents over the closure area required.
- I. Any outstanding taxes must be paid.

The Planning and Building Department has received the written concurrence to the above referenced conditions from the applicant.

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It is recommended that Council authorize the introduction of a Highway Closure Bylaw to pursue the closure and sale of the Cambridge Street road allowance and the road dedication and corner truncation from 136 N. Stratford Avenue as road allowance.



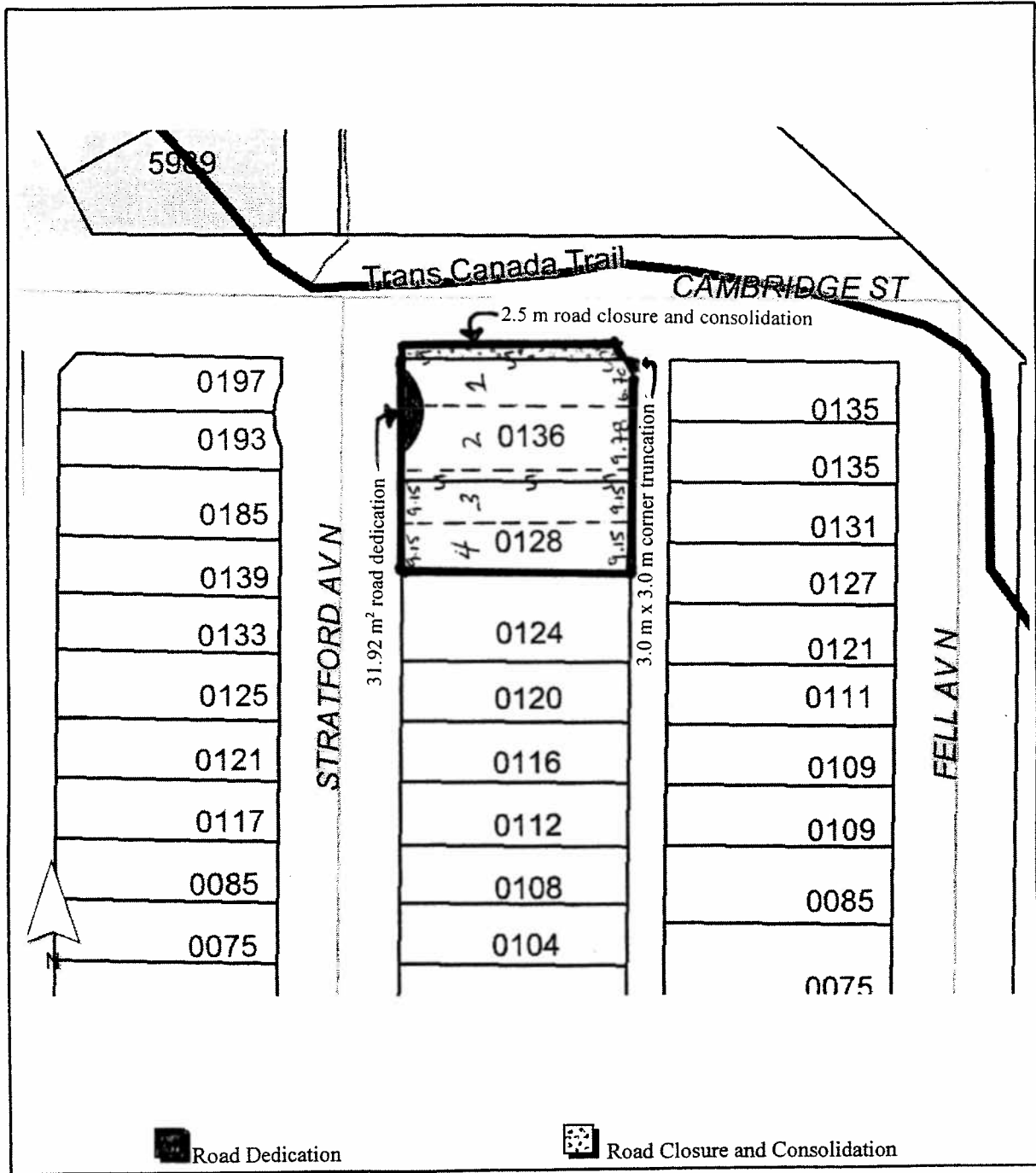
J. S. Belhouse  
DIRECTOR PLANNING AND BUILDING

LJ:hr  
Attachment

Copied to: Chief Building Inspector  
Director Engineering  
Director Engineering - Environmental Services Division  
Director Finance  
Director Parks, Recreation and Cultural Services  
(Attention: A. Sarter, Research Officer)

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Zone: R5	X. Reference #: ROD #05-1	Subdivision Reference #: 04-55
Legal: Lot A	D.L. 218	Plan 5333
Legal: Lot 83	D.L. 218	Plan 25529



Date: 2005 June 07  
Scale: N.T.S

**ROAD CLOSURE REFERENCE #05-1**

Closure and consolidation of a portion of Cambridge Street road allowance with 128 and 136 N. Stratford Avenue

Zoning is R5 Residential District Small Lot