

9. Re: Development of Streets
Lozells and Piper Avenues - Winston Street to Government Road

Development plans for the subject streets have been finalized and approved insofar as the closure at Winston St. is concerned. Landscaping is proceeding on Winston St. and should soon be an accomplished fact. However, the Engineering Department is faced with the problem of building the cul-de-sac in each case to finished standard, leaving the remainder of the two streets in interim standard which may cause well-justified criticism from the residents. Therefore, it is proposed that these two streets be included in Stage 3 of the Local Improvement Program, leaving the construction of the cul-de-sacs to be coordinated with the construction of the finished standard, if approved by the property owners.

The Engineering Department will construct, for landscaping purposes, as part of the landscaping project the curb and gutter at the end of each street and the joining sidewalk as shown on the attached sketch. The balance of construction will be completed if the property owners approve the local improvements.

The Engineering Department has received from the Mayor's office a request from Mr. B. Davidson of Piper Avenue to bring the 3600 and 3700 block Piper Avenue to a finished standard. Mr. Davidson believes that the majority of the residents will favour this work.

The work on Lozells Ave. has been recently requested from Winston to Government Rd. It would appear that an initiative would be successful. Drainage works are required for both streets, the cost of which will be financed by the Storm Drainage By-law currently before Council.

Cost estimates for both streets are as follows:

Lozells Ave. - 28 ft. pavement with 5 ft. curb sidewalks both sides -

Drainage	\$16,000.00
Surface Works	<u>16,000.00</u>
	<u>\$32,000.00</u>

Piper Ave. - 28 ft. pavement with 5 ft. curb sidewalk both sides -

Drainage	\$14,000.00
Surface Works	<u>20,250.00</u>
	<u>\$34,250.00</u>

RECOMMENDATION:

THAT Council approve the addition of the subject streets to Stage 3 of the current proposed Local Improvement Program.

