

24. Re: Letter - Mr. and Mrs. Frank Hall, 7011 Randolph Avenue
Use of Street by a Business Firm and Unclean Ditches

Appearing on the Agenda for the August 28, 1972 Council Meeting is a letter from Mr. & Mrs. Frank Hall concerning the alleged improper use of Randolph Avenue by a neighbouring commercial establishment and unclean ditches.

The area in which Mr. & Mrs. Hall's property is located has been zoned for Industrial use since 1948. The zoning was applied when much of the area was still residentially occupied but it was anticipated that the presence of the rail line and the application of Industrial zoning would result in increased industrial activity. Much of the area has experienced industrial development since that time but there are still small pockets of residential structures. The problems expressed by the Halls are not uncommon in these areas which are undergoing a transition from residential to Industrial occupancy, but they are gradually resolved as block by block the land is taken up for industrial purposes.

The Zoning By-law recognizes that these problems exist and since 1965, any industrial use which has been permitted in the area has had to provide increased setbacks and meet other requirements if the adjacent lot is still residentially used. These standards cannot be applied retroactively however, and any Industrial use established before 1965 did so under less stringent standards.

Practically all of the businesses on Randolph Avenue have back-filled ditches in order to use the shoulder and boulevard areas for loading and parking purposes. The only piece of remaining open ditch is in front of the Hall's residence. A visit with them disclosed that the ditch is not only in need of cleaning, but overflows during inclement weather.

The Engineering Department has inspected the ditch that fronts the Hall's residence and advises that it will be piped in about three weeks. There is a "gap" in the existing piped ditch of only approximately 30 feet and it should be piped in for safety and convenience of the abutting owners and the general public.

The Tedco Trailer Company has paved the entire road allowance, and like other firms in the area, is using the boulevard for marked off customer parking and commercial loading areas. Stalls are marked at right angles to the road. Because there are no sidewalks, vehicles backing out from the stalls are in conflict with pedestrians who must walk on the road. Mr. and Mrs. Hall would like to have some form of sidewalk constructed on the avenue.

The Engineer advises that a storm drainage system for Randolph Avenue will be included in the list of proposed works for 1973. This project would form the basis for required surface improvements in the area.

Sidewalks are constructed as a Local Improvement Project and subject to the acceptance of special assessments by affected property owners. The policy relating to sidewalks has been explained to Mr. and Mrs. Hall, and they understand the conditions under which such work must be initiated.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. and Mrs. Hall.