

12. Re: Lister Street East of Inman Avenue
Lot 17N $\frac{1}{2}$, D.L. 35, W. 5 acres
of 10 acre part, Plan 2301,
(Item 10, Report 83, December 18, 1972)

Council on December 18, 1972 approved the Planner's recommendation that an unopened portion of Lister Avenue (see attached sketch) be closed subject to the following conditions:

- (a) the redundant portion of the road be consolidated with the adjacent Lot 17N $\frac{1}{2}$ to create one R4 site,
- (b) a 10' walkway being retained along the southerly portion of the consolidated site to provide pedestrian access from Inman to the Lister Court development,
- (c) the applicant (Municipality) to provide at its expense a storm sewer to serve this site,
- (d) that the necessary Road Closing By-Law be brought forward.

The Road Closing By-Law was adopted on March 19, 1973.

The Land Agent recommends that the C.I.P. Land Development and Assembly Fund be charged with the \$ 4,000 estimated cost of storm sewer installation, and that the consolidated property be offered for sale by public tender when the installation has been made. The cost of installing a storm sewer will be recovered in the price that will be received from sale of the land.

The Land Agent advises that the parcel to be created is zoned R4 and that the dimensions of the unopened road allowance when consolidated with the N $\frac{1}{2}$ of Lot 17, less the 10' walkway, would be 89' x 101'.

The Planning Department has confirmed the desirability of providing pedestrian access from Lister Court to Inman Avenue on the southerly portion of the lot created from the closure of Lister Court east of Inman Avenue and its consolidation with the adjacent lot 17N $\frac{1}{2}$ on the following basis:

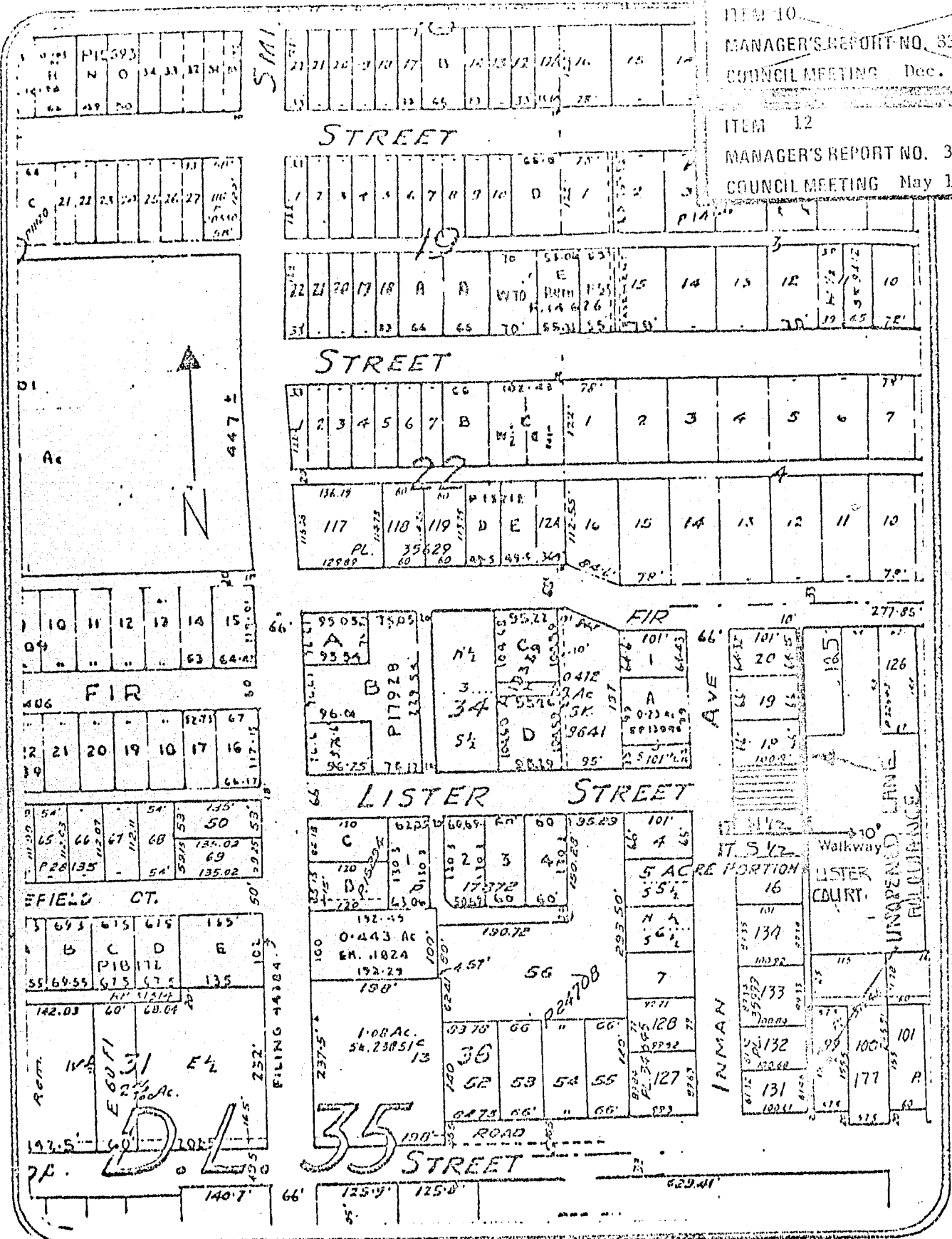
1. the proposed alignment provides for the shortest and most direct route to a developed roadway (approximately 117' of walkway on the proposed alignment as compared to 344' if the lane allowance were utilized).
2. the use of the lane allowance would because of its longer length necessitate both greater development and maintenance expenditures.
3. the lane allowance alternative increases the number of properties (7 as opposed to 3) that would have rear yard exposure to that facility. Such an increase in exposure would lead to an increase in potential sources of complaints.

RECOMMENDATIONS:

THAT the storm sewer be installed, subject to approval by Victoria of the road closure; and

THAT the estimated cost of providing a storm sewer to the consolidated lot in the amount of \$3,000 be charged to the C.I.P. Land Development and Assembly Fund; and

THAT the consolidated property less the 10' walkway be offered to



ITEM 10
 MANAGER'S REPORT NO. 83
 COUNCIL MEETING Dec. 18/72

ITEM 12
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING May 14/73

SCALE 1:200
 DRAWN JH
 DATE Dec 72

Road Closing
 LISTER STREET, EAST OF INMAN AVE.

MUNICIPAL PLANNING DEPARTMENT

LOT 17A 1/2 IS MUNICIPALLY OWNED
 LOT 17S 1/2 IS PRIVATELY OWNED