

Re: CLOSURE OF FIFTEENTH AVENUE AT MARINE DRIVE
SUBDIVISION REFERENCE #127/75

ITEM	36
MANAGER'S REPORT NO.	48
COUNCIL MEETING	July 19/76

The following is the report of the Planning Director dated July 9, 1976 regarding the above.

There is 11,251 square feet involved in the closure which the Land Agent has estimated should be sold at \$18,500 (approximately \$1.64 per square foot), based on the developer being responsible for all costs involved in closing the road and developing the lot. It should be noted that the developer must also deposit the sum of \$12,000 to be held in trust by the Municipality for the eventual construction of Fifteenth Avenue where it abuts his property. The Land Agent advises that the property is much lower than Marine Drive and that a sewage pump will be required to service the lot. He estimates that there is cross fall on the property of some 12 - 15 feet. We have examined the merits of the Municipality obtaining one of the lots from the subdivision, but in this particular instance we do not feel that we would be any better off to do that. The unknown factor of the future timing for construction of Fifteenth Avenue, together with the problems involved in filling and servicing the sites, are not attractive to us.

RECOMMENDATIONS:

1. THAT Council approve the sale of the redundant Fifteenth Avenue allowance as outlined above for the sum of \$18,500; and
2. THAT Council authorize the introduction of a highway exchange by-law for Fifteenth Avenue.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
July 9, 1976

FROM: DIRECTOR OF PLANNING

SUBJECT: CLOSURE OF FIFTEENTH AVENUE AT MARINE DRIVE
SUBDIVISION REFERENCE #127/75

BACKGROUND:

In August of 1975, the Planning Department received an application for subdivision of three properties abutting the Fifteenth Avenue road allowance which is currently unconstructed and does not contain any facilities. As a result of a review of the road needs and topography of the area in general, it was determined that Fifteenth Avenue should not be constructed as a through street from Willard to Marine Drive. Due to severe grades immediately to the south of Marine Drive the cul-de-sac can eventually be constructed only from Willard Street as shown on the attached sketch. It is, therefore, in order that the remaining allowance not required for road purposes be considered redundant and, as such, saleable for inclusion with the subject subdivision.

The Land Agent has estimated the value of the 11,251 square feet at \$18,500. based on the developer being responsible for all costs involved in closing the road and developing the lots. In this regard, the developer is depositing the sum of \$12,000. to be held in trust by the Municipality for the eventual construction of Fifteenth Avenue where it abuts his property. No construction will be done at this time and all access to lots 1 - 6 will be from Marine Drive.

Since the developer must dedicate a portion of his property for the future Fifteenth Avenue cul-de-sac, it is proposed that the closure be processed in the form of a highway exchange bylaw. The developer will also be responsible for all survey

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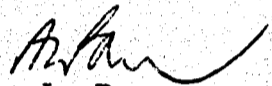
and legal costs involved in the above transaction. The Planning Department is in receipt of a letter from Mr. W. Robinson confirming his concurrence with the above conditions.

238

RECOMMENDATION:

THAT Council approve the sale of the redundant Fifteenth Avenue allowance as outlined above for the sum of \$18,500.

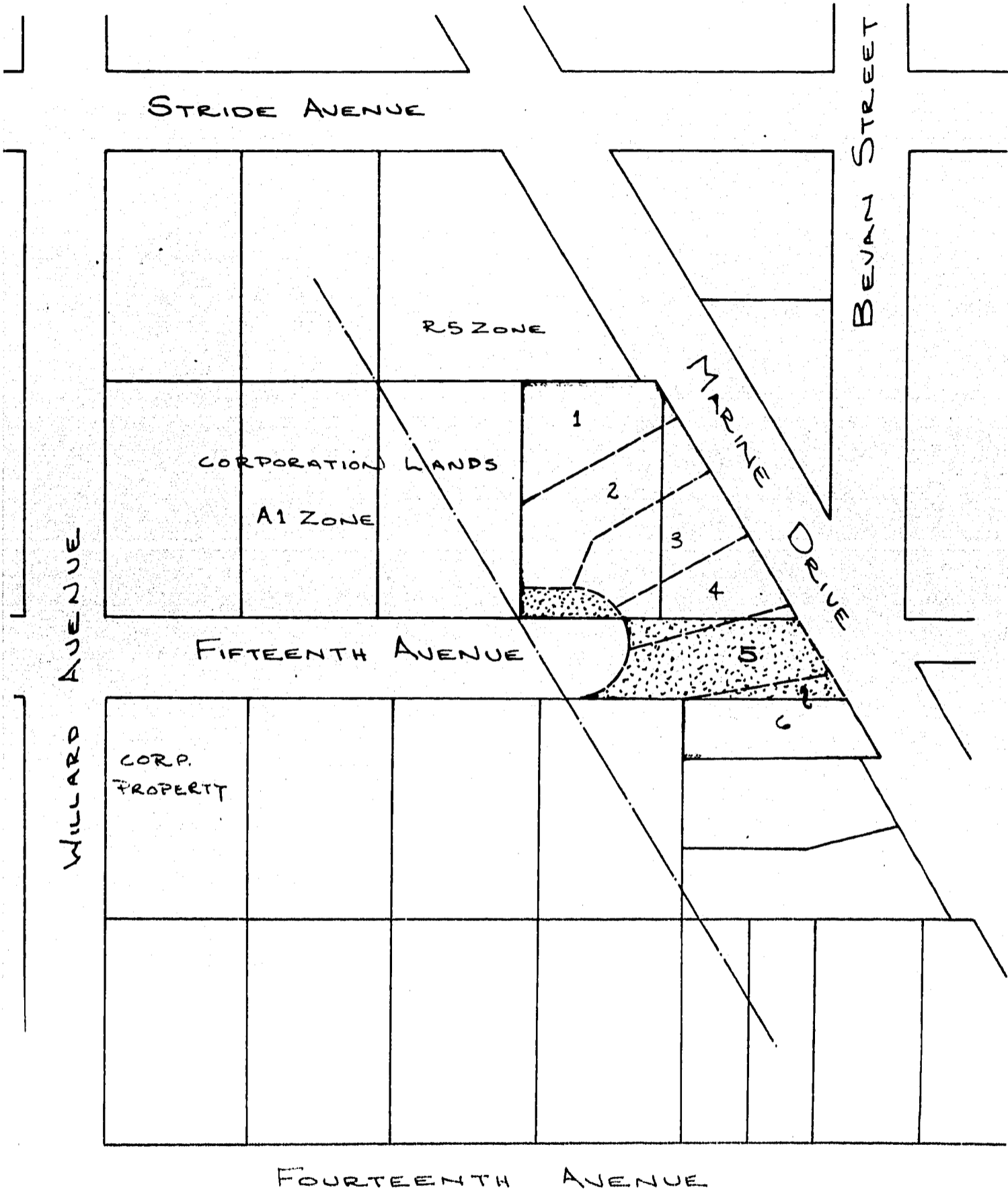
THAT Council authorize the introduction of a highway exchange bylaw for Fifteenth Avenue.


A. L. Parr
DIRECTOR OF PLANNING

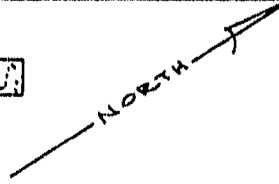
HR:hr
Attach.

cc: Land Agent

ITEM	36
MANAGER'S REPORT NO.	48
COUNCIL MEETING July 19/76	



ROAD EXCHANGES
REF # 18/75



239

SCALE 1" = 100'
AUG '75 NR