

ITEM	6
MANAGER'S REPORT NO.	67
COUNCIL MEETING	Oct. 25/76

Re: PROPOSED CLOSURE OF A PORTION OF GRANT STREET AND AN ADJACENT LANE ALLOWANCE

Following is a report from the Director of Planning on the proposed closure and subsequent sale of a portion of Grant Street and an adjacent lane allowance. Comments from the Land Agent regarding the basis on which a value was placed on the land in question is attached.

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a road closing by-law for the subject allowances; and
2. THAT Council approve the subsequent sale of the subject areas subject to the conditions outlined in the Planning Director's report.

* * * * *

October 6, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED CLOSURE OF GRANT STREET AND ADJACENT LANE ALLOWANCE - Road Closure Reference #2/74

The Planning Department has investigated the above proposal as a result of a request by an adjacent owner for the purchase of this area. As can be noted on the attached sketch, the subject portion of the Grant Street allowance can be considered redundant due to an already established cul-de-sac. The lane allowance area proposed for closure can also be considered redundant, since the permanent access for the property on the west side of the lane exists to the north of the hatched portion.

It is, therefore, proposed that the subject closures and sales be proceeded with, subject to the following conditions which the applicant has agreed to:


- 1.) That the Corporation receive compensation in the amount of \$20,000. for these areas, as determined by the Municipal Land Agent.
- 2.) That the areas closed be consolidated with Lot 173.
- 3.) That an easement over the total area being closed be granted to the municipality by the applicant subsequent to consolidation in order to maintain existing utilities. It is proposed that this easement contain a clause permitting the discharge of surface drainage over the easement to reach a catch basin at the Grant Street end of the cancelled lane allowance.
- 4.) That the applicant be responsible for all legal and survey costs involved in the road closure, sale and subsequent consolidation.

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RECOMMENDATIONS:

It is recommended THAT:

1. Council authorize the introduction of a road closing bylaw for the subject allowances.
2. Council approve the subsequent sale of the subject areas subject to the conditions outlined above.


A. L. Parr
DIRECTOR OF PLANNING

HR:hr
Attach.

D.L. 132

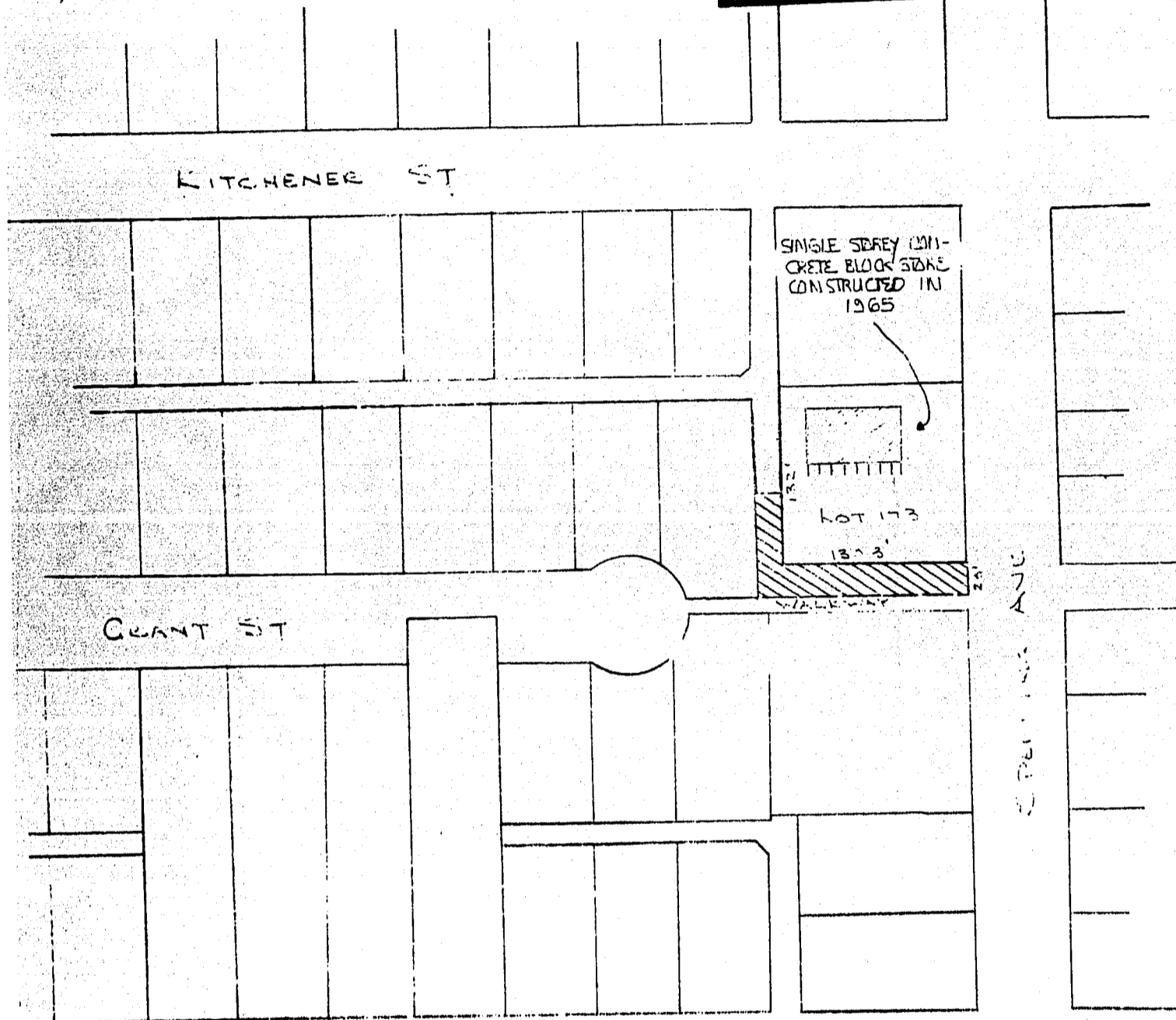
RIC 2174

LOT 173

CLOSURE OF GRANT ST
WEST OF SPERLING

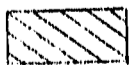
PLAN 26315

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ROAD AND LANE TO BE CLOSED
AND ENTIRE AREA TO BE COVERED BY
AN EASEMENT TO PROTECT EXISTING SERVICE



BUILDING LOCATION APPROXIMATE

SCALE 1" = 100'

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COMMENTS FROM THE LAND AGENT REGARDING THE VALUE
OF THE REDUNDANT STREET AND LANE ALLOWANCES

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The redundant road and lane allowances are approximately 4,457 square feet in size (the final area is to be determined by survey).

The \$20,000 (\$4.487 per square foot) value that has been placed on the two allowances was determined by the following factors:

1. The value to the Municipality is nil.
2. The value of the lands is limited in terms of it being of interest only to the abutting owner of Lot 173. It is not possible to advertise the property and thus invite competitive bidding.
3. If retained by the Municipality, the land would have to be maintained to a reasonable standard. Failure to do this could result in an accumulation of dumped grass cuttings and other undesirable material as well.
4. The value to the prospective purchaser resides primarily in the possible extension of his C1 zoned property.

Recent sales of ex-gas station sites suggests a value of \$5.00 per square foot to a higher value of \$9.00 per square foot in better retail locations.

The Land Agent considers \$20,000 to be a fair value for the redundant allowances, and recommends that this be offered in the form of a price to the owner of Lot 173.