

ITEM	1
MANAGER'S REPORT NO.	15
COUNCIL MEETING	Feb. 28/77

Re: PROPOSED CLOSURE OF WOODSWORTH STREET EAST OF BANFF AVENUE

Following is a report from the Director of Planning regarding the proposed closure of a portion of Woodsworth Street.

RECOMMENDATION:

1. THAT Council authorize the introduction of a road closing by-law for the 16 foot portion of road allowance at the rear of 5428 and 5438 Hardwick Street subject to the conditions as outlined in the Planner's report.

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PLANNING DEPARTMENT
FEBRUARY 21/77

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PROPOSED CLOSURE OF WOODSWORTH STREET EAST OF BANFF AVENUE

BACKGROUND

As a result of an application for subdivision of 5428 and 5438 Hardwick Street, the Planning Department reviewed an application for closure of a 16 foot portion of the Woodsworth Street road allowance (see attached sketch). Since the unconstructed road allowance is being built to a 28 foot standard east of Banff Avenue when subdivision of properties fronting the road allowance occurs, the 16 foot portion becomes redundant for road purposes. Therefore, reports of the proposed closure were circulated to the various offices having an interest in the subject area. There are no utilities that would be affected by the proposed closure.

CURRENT SITUATION

When the above reports were received, the Planning Department sent a letter to Messrs. Tiarney and Hall, the owners of 5428 Hardwick Street and agents for the owner of 5438 Hardwick Street, stating that the proposed closure would be dependent upon completion of the following conditions:

1. Consolidation of the 16 foot road allowance area with 5428 and 5438 Hardwick Street.
2. Payment of compensation to the Municipality for this area of \$4.30 per square foot which results in the amount of \$8,256.00 for 1,920 square feet. This sum was based on the current market value of land contained within an R3 Residential Zoning District, and has been set by the Land Agent.

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3. Submission of all necessary consolidation and road closing plans by the applicant.

The Planning Department has received Mr. Tietarney's written concurrence with the above conditions.

RECOMMENDATION

THAT Council authorize the introduction of a road closing by-law for the 16 foot portion of road allowance at the rear of 5428 and 5438 Hardwick Street subject to the above conditions.

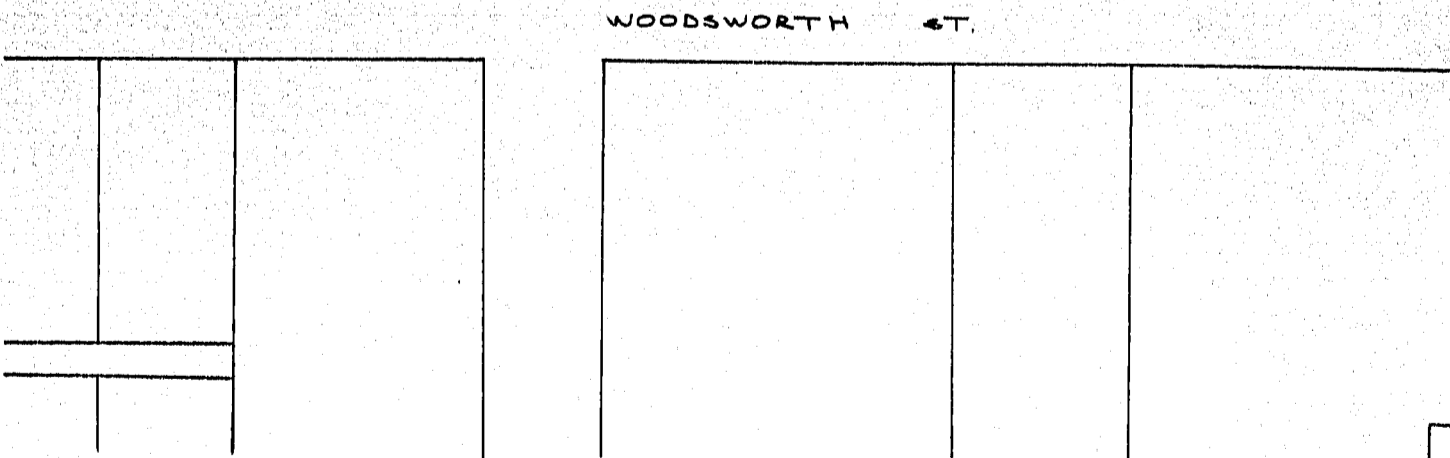
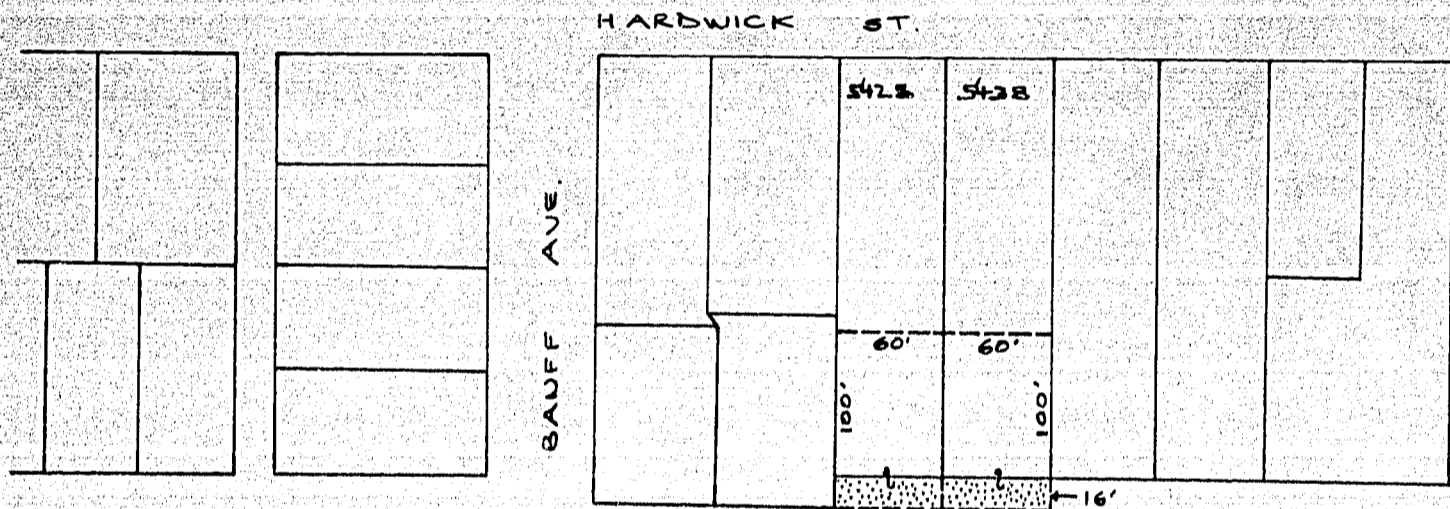
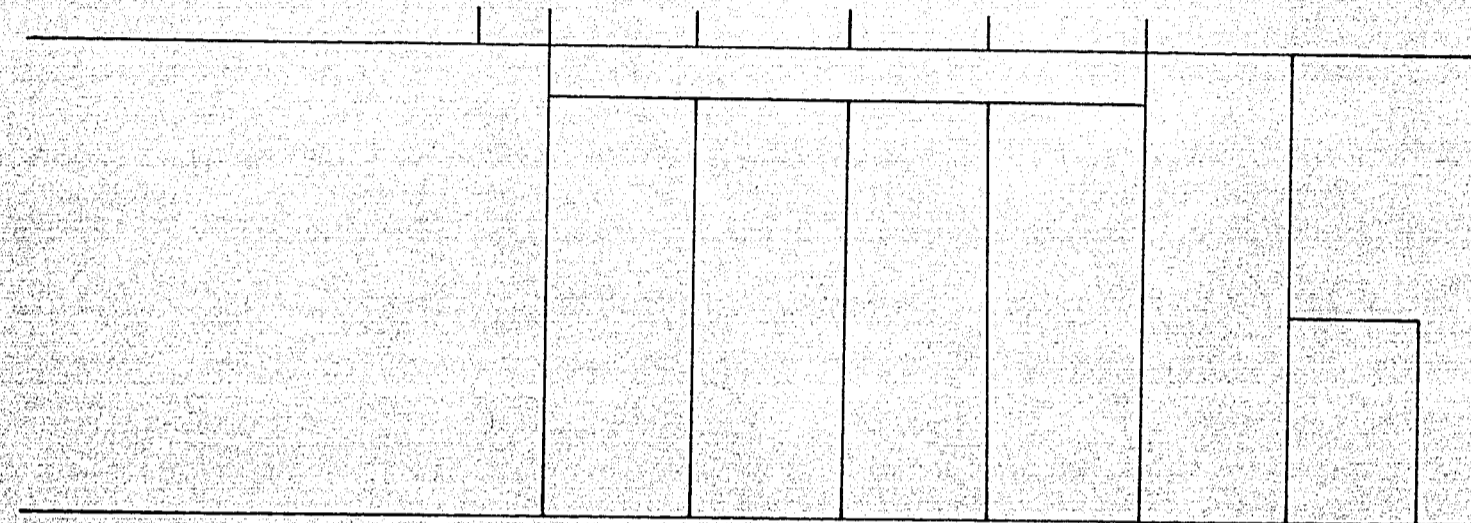

A. L. Parr
DIRECTOR OF PLANNING

/cw
Att.

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PROPOSED CLOSURE OF WOODSWORTH ST.
 EAST OF BANFF AVE.

R.C. REF. #3/77
 D.L. 74



ZONING: R3

SCALE: 1" = 100'
 JAN. 1977 C.W.

