

Re: PROPOSED CLOSURE OF KEYES AVENUE WEST OF MCBRIDE STREET
ROAD CLOSURE REFERENCE #15/73 - D.L. 95

Following is a report from the Director of Planning regarding the proposed closure of a portion of the redundant Keyes Avenue road allowance adjacent to 6907 Elwell Street.

The price in the amount of \$19,943.00 or \$3.70 per square foot is reasonable in the opinion of the Land Agent.

RECOMMENDATION:

1. THAT Council authorize the preparation and introduction of a Road Closing Bylaw for a portion of the redundant Keyes Avenue road allowance adjacent 6907 Elwell Street subject to the conditions as noted in the Director of Planning's report dated 1978 May 26.

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PLANNING DEPARTMENT
1978 MAY 26

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PROPOSED CLOSURE OF KEYES AVENUE WEST OF MCBRIDE STREET
ROAD CLOSURE REFERENCE #15/73 - D.L. 95

BACKGROUND

As a result of an enquiry from the owner of the Deer Lake Private Hospital at 6907 Elwell Street, the Planning Department reviewed the undeveloped 33' Keyes Ave. road allowance north of Elwell Street and west of McBride Street as shown on the attached sketch. Since it was considered unlikely that this road would ever be constructed due to its narrow width and abbreviated length, reports of a 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

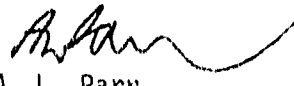
When the above reports were received, the Planning Department sent a letter to Mr. Podins, the owner of 6907 Elwell Street, stating that the proposed closure would be contingent upon completion of the following conditions:

1. Consolidation of the cancelled allowance with 6907 Elwell Street.
2. Payment of compensation by the owner to the Corporation of \$19,943 or \$3.70 per square foot for approximately 5,390 square feet being sold. The final square footage of the area is to be determined at the time the surveyor prepares the Road Closure By-law Plan. This figure was based on the current market value of land contained within the R5 Residential and P5 Community Institutional Zoning Districts.
3. Submission of all necessary consolidation and road closure by-law plans.
4. Construction of the north/south 20' lane allowance adjacent the closure area.

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

RECOMMENDATION:

THAT Council authorize the preparation and introduction of a Road Closing By-law for a portion of the redundant Keyes Avenue road allowance adjacent 6907 Elwell Street subject to the above conditions.


A. L. Parr,
DIRECTOR OF PLANNING

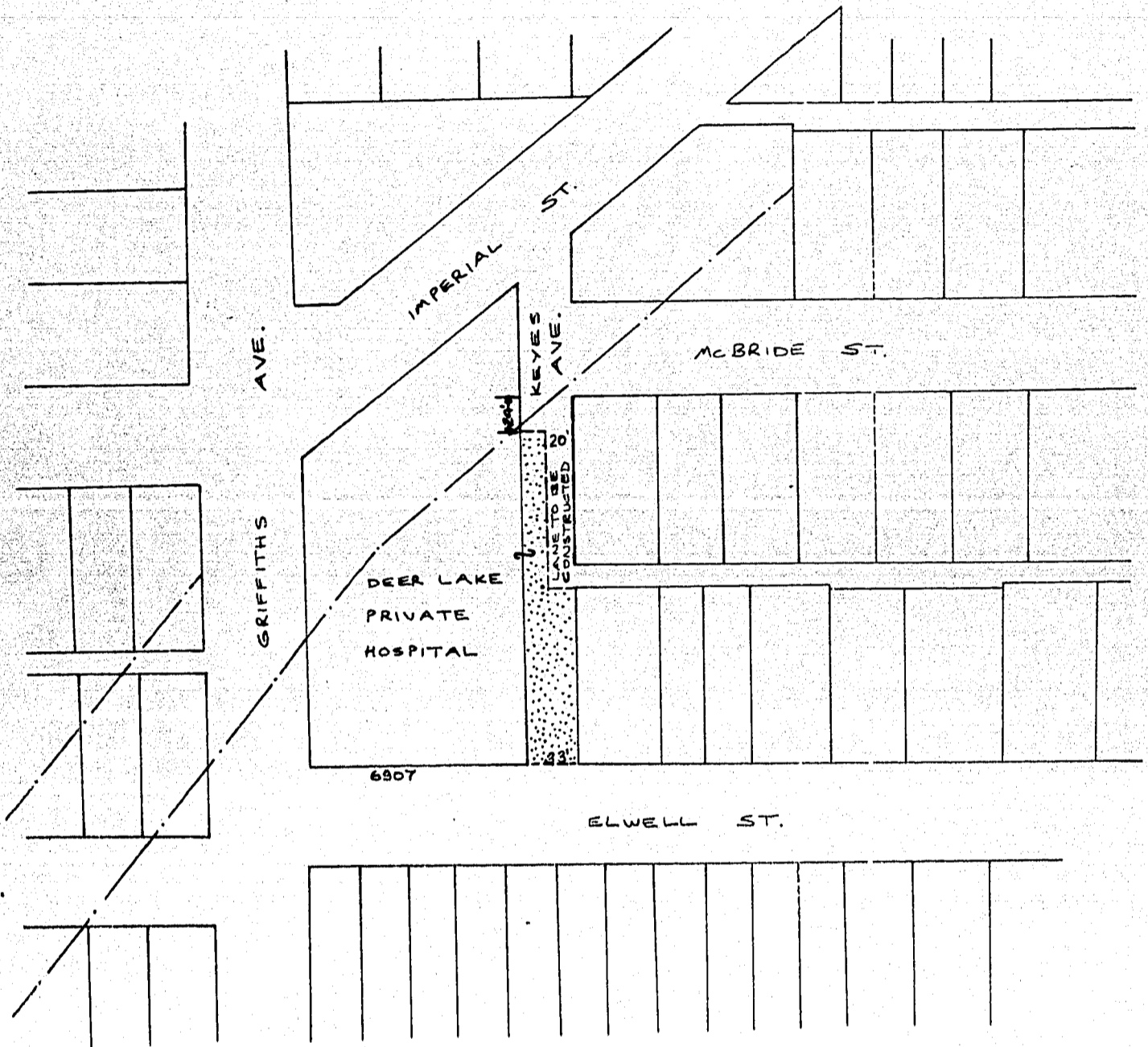
CW:ad
Att.
cc: Land Agent
Municipal Engineer

ITEM 9
 MANAGER'S REPORT NO. 44
 COUNCIL MEETING 1978 06 12

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PROPOSED CLOSURE OF KEYES AVE.
 WEST OF MCBRIDE ST.

R.C. REF. #15/73
 D.L. 95



ZONING: P5 f R5



SCALE: 1" = 100'
 FEB. '78 C.V.