

ITEM 11
MANAGER'S REPORT NO. 69
COUNCIL MEETING 1979 10 15

RE: MUNICIPAL SITE - NORTH EAST OF CANADA WAY AND WILLINGDON
ROAD CLOSURE 22/77 (D.L. 70)

Following is a report from the Director of Planning regarding the subject municipally owned site.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1979 OCTOBER 05
FROM: DIRECTOR OF PLANNING
SUBJECT: MUNICIPAL SITE - NORTH EAST OF CANADA WAY & WILLINGDON
ROAD CLOSURE 22/77 (D.L. 70)

RECOMMENDATIONS:

1. THAT Council authorize the preparation and introduction of a Road Acquisition and Dedication By-law for the 6m widening of Canada Way.
2. THAT Council authorize the preparation and execution of Right-of-Way Documents to protect the existing sewer line on the Municipal Site.

REPORT

Council on 1977 September 19 received and adopted a report (see attached) dealing with the closure of certain roads within the area bounded by Beta Avenue on the east, Willingdon Avenue on the west, the 401 Freeway on the north and Canada Way on the south. Subsequent to this a road closing by-law was introduced effecting the closures and the total site was eventually consolidated. At the time of rezoning and development of the private site on the east side of Beta Avenue, Council gave further approval to the dedication of land from the east side of the municipal site in order to provide a 23 m allowance with the understanding that Imperial Ventures would construct Beta Avenue to a final standard. Imperial Ventures, prior to final adoption of their rezoning, arranged for the construction of Beta Avenue in addition to dedicating a 1 m strip of land for the Beta Avenue allowance and a 6 m strip of land for the Canada Way allowance.

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As outlined in the September 19 report attached the impetus in completing the road closures and site consolidation is to prepare the site for possible sale subsequent to completion of a comprehensive development plan. We are presently in receipt of a survey plan from the Engineering Department reflecting a 6 m widening of the Canada Way allowance from the south side of the subject municipal site (see sketch 2 attached). This will line up with the previous 6 m dedication from Imperial Ventures property to the east. It is proposed that an acquisition and dedication by-law be introduced in conjunction with the plan in order to effect the widening. Further to this we are also in receipt of a right-of-way plan which, when registered along with the necessary documents, would protect the existing sewer which crosses the municipal site in an east-west direction.


A. L. Parr
DIRECTOR OF PLANNING

HR:st
Atts.

cc: Municipal Solicitor

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Sept 1977
PLANNING DEPARTMENT
SEPTEMBER 9, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED CLOSURE OF REDUNDANT ROAD RIGHTS-OF-WAY
NORTHEAST OF THE INTERSECTION OF WILLINGDON AVENUE AND
CANADA WAY — ROAD CLOSURE #22/77 (D.L. 70)

The subject rights-of-way are those portions of Norfolk Street, Dominion Street, Alpha Avenue and Beta Avenue as illustrated on the attached sketch.

BACKGROUND

The Corporation has owned the majority of the undeveloped lots in the subject area for some time as a result of past tax sales. In recent years, the Municipality has acquired the remaining developed properties which front Canada Way to the point where the Corporation owns virtually all of the land between Willingdon Avenue and Beta Avenue as shown on the attached sketch.

EXISTING SITUATION

The Planning Department is currently preparing a report for Council's consideration which will recommend the criteria for the possible sale and development of these lands. It is anticipated that this report will be completed in the near future. Irrespective of any decisions arising from this report, it will be to the Municipality's advantage to cancel the redundant road rights-of-way within these lands into one legal parcel. This action will effectively reduce the lead-in time for development by approximately six months.

Council will recall that Rezoning Reference #46/76 for the Wometco property immediately east of the subject Municipal lands, provided for the construction of a 46 foot industrial roadway utilizing portions of the Beta Avenue right-of-way. This rezoning has been abandoned for the present time. However, the proposed closure of this right-of-way will not impede the future construction of this roadway as the land will be under Municipal ownership and may be dedicated by Subdivision Plan.

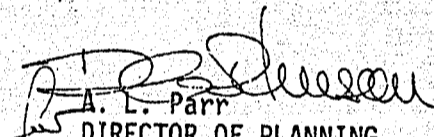
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As stated previously, the advantage in closing the subject rights-of-way lies with the fact that the lead-in time for future development will be reduced.

RECOMMENDATION

It is, therefore, recommended:

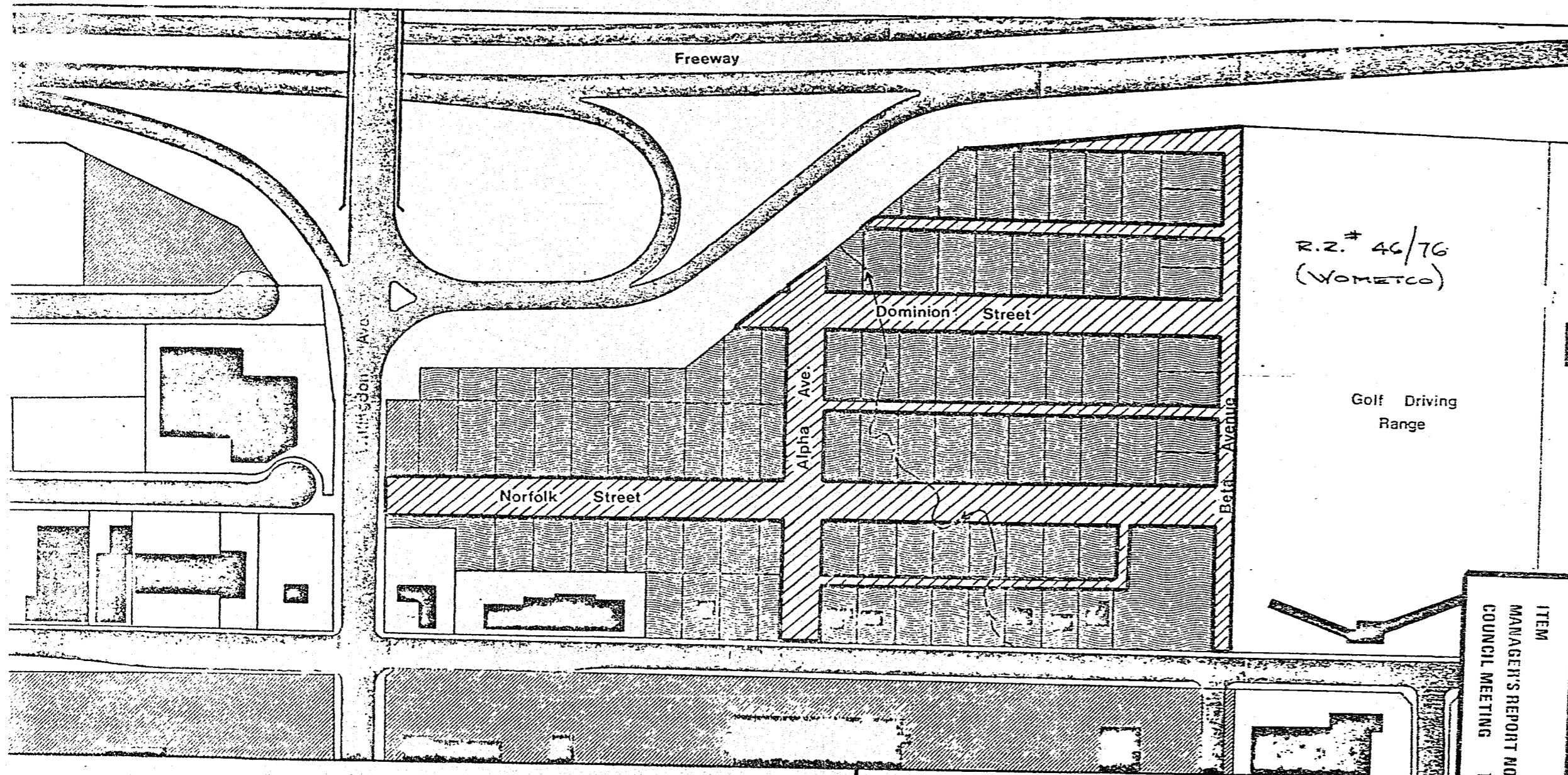
1. THAT the Council authorize the preparation and introduction of a road closing by-law for those redundant road rights-of-way as illustrated on the attached sketch, subject to the granting of any requisite service easements.
2. THAT the Council authorize the Municipal Surveyor to prepare the survey plans for the road closing by-law and for the site consolidation.


A. L. Parr
DIRECTOR OF PLANNING


PB/dm

attachment

cc Land Agent
Municipal Engineer
Municipal Solicitor
Current Planner, S. Brady



R.Z. # 46/76
(VOMETCO)




Golf Driving Range



PROPOSED ROAD CLOSURES.

R.C. # 22/77 - D.L. 70

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-  Municipal Lands
-  Provincial Lands
-  Existing Buildings



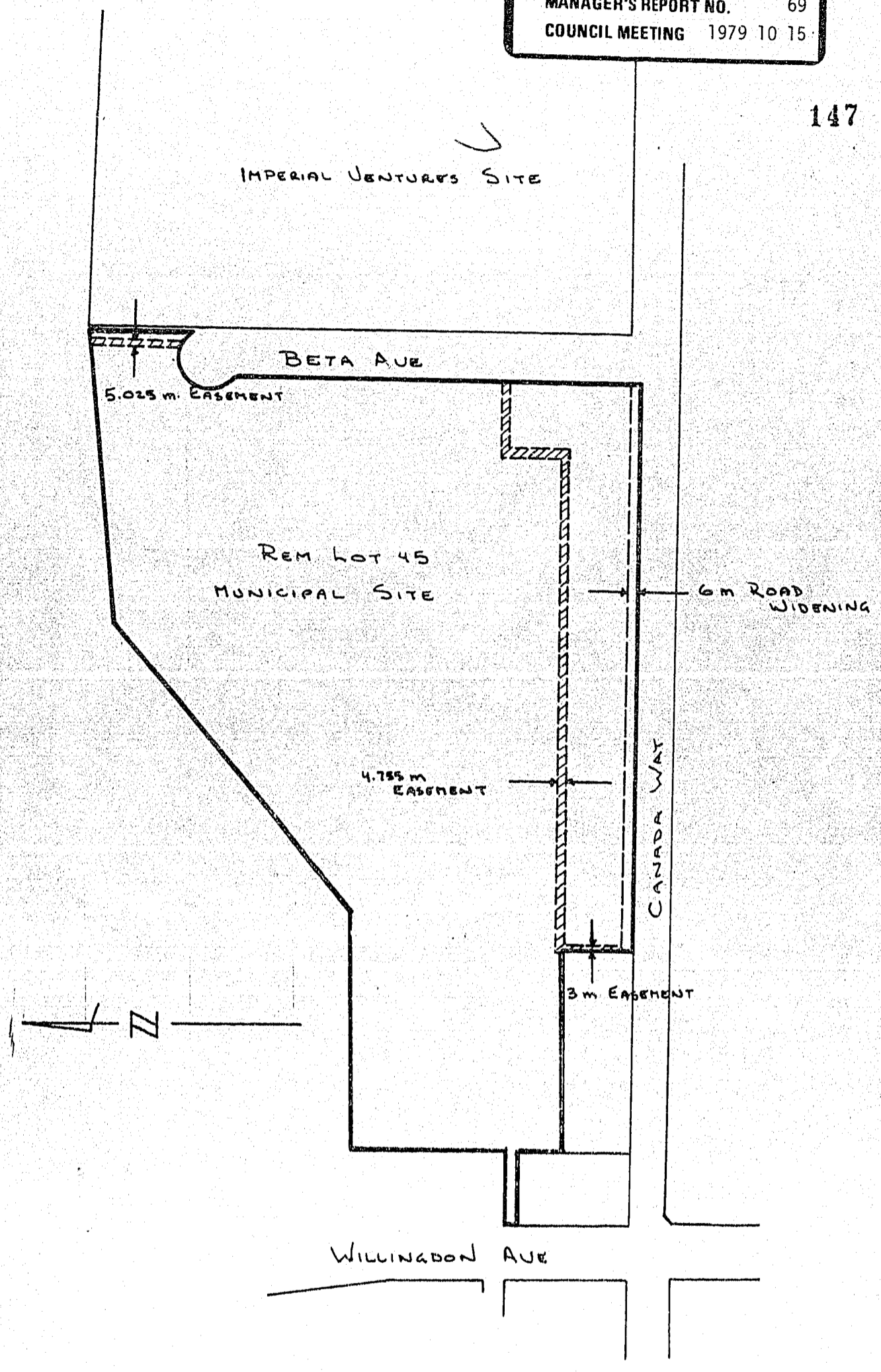
Scale: 1" = 200'



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SCALE 1" = 200'
1979 OCT. 05 H.R.

SKETCH 2