

ITEM	6
MANAGER'S REPORT NO.	79
COUNCIL MEETING	1980 12 22

RE: SUBDIVISION REFERENCE # 50/80
 PROPOSED CLOSURE OF A PORTION OF WOODSWORTH STREET WEST OF
 DOUGLAS ROAD
 ROAD CLOSURE REFERENCE #10/80 - D.L. 74 S½

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

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 RE: SUBDIVISION REFERENCE #50/80 - Proposed Closure of a Portion of Woodsworth Street west of Douglas Road
 ROAD CLOSURE REFERENCE #10/80 - D. L. 74 S½

PLANNING DEPARTMENT
 1980 DECEMBER 12

RECOMMENDATION:

1. THAT Council authorize the preparation and introduction of a Highway Exchange By-law for the closure of a 4.885 m portion of Woodsworth St. in exchange for the dedication of a 2.176 m portion of the site for inclusion within the Douglas Road allowance.

SUMMARY:

One of the conditions of subdivision approval requires the closure of a redundant portion of Woodsworth Street for inclusion within the site. Additionally, the applicant is required to dedicate a portion of the site for inclusion within the Douglas Road allowance. The applicant has advised that these requirements may be accomplished via the Highway Exchange By-law method.

REPORT

Background:

As a result of an application for subdivision of 3677 Douglas Road, the Planning Department reviewed an application for closure of a 4.885 m (16') portion of the Woodsworth Street road allowance (see attached sketch). Since the unconstructed road allowance is being built to an 8.5 m (28') standard

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as subdivision of properties fronting the road allowance between Banff Ave. and Douglas Road occurs, the 4.885 m 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 the owner, Sunshine Mortgages Ltd., stating that the proposed closure would be dependent upon completion of the following conditions:

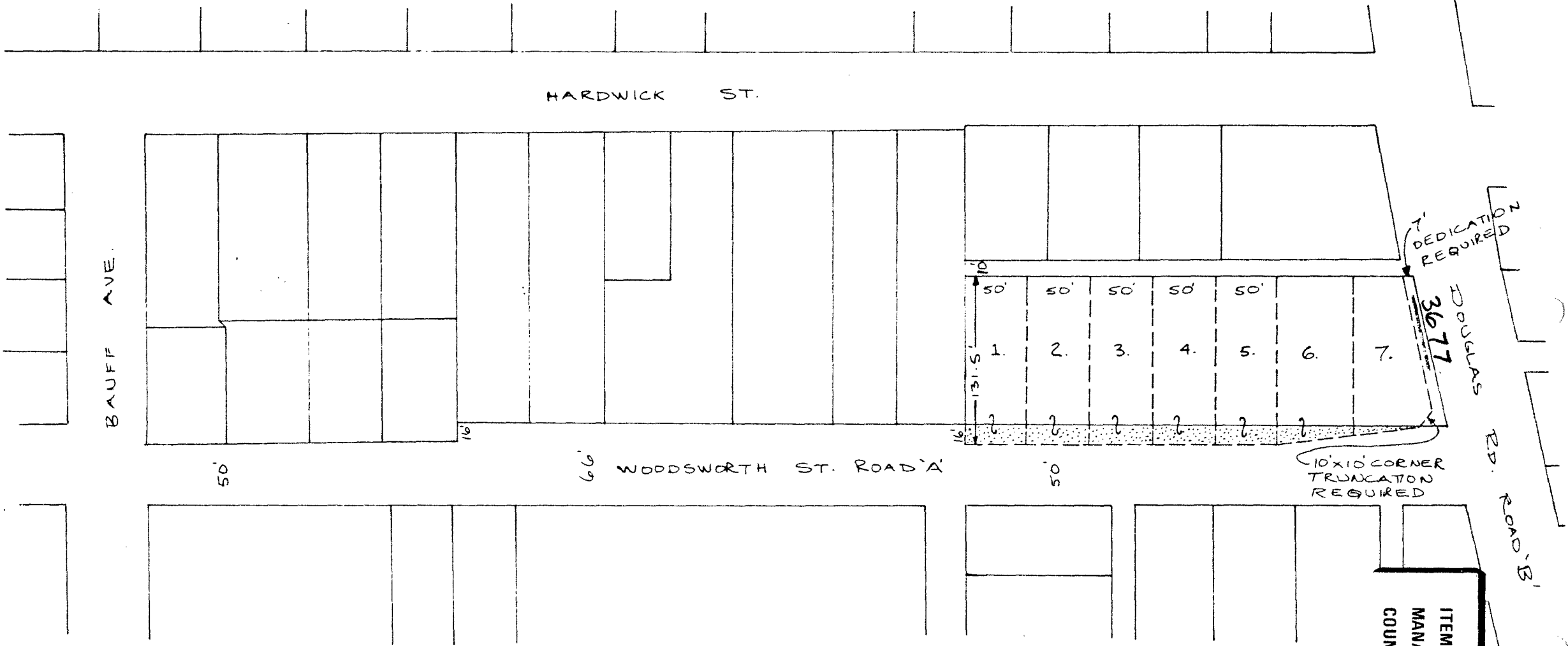
1. Consolidation of the cancelled allowance with 3677 Douglas Road.
2. Payment of compensation to the Municipality for this area of \$2.50 per square foot which results in an amount of \$12,782.15 for 5,112.86 square feet. This sum was provided by the Municipal Solicitor and was based on the fact that the inclusion of the road closure area will have little effect on the value of each lot and will be sold as overages under the current R3 Residential Zoning District.
3. Submission of the necessary road closing by-law plans by the applicant.

Since one of the conditions of subdivision approval requires that a 2.176 m portion of the site be dedicated for inclusion within the adjacent Douglas Road allowance, the closure of the portion of Woodsworth Street may be accomplished via the Highway Exchange By-law avenue.

The Planning Department has received the applicant's written concurrence with the foregoing conditions.


A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Att.
cc: Municipal Solicitor



NOTE: ① SERVICING AGREEMENT REQUIRED.

- ② 16' PORTION OF WOODSWORTH ST. TO BE CLOSED AND CONSOLIDATED WITH ADJACENT PROPOSED LOTS - COUNCIL APPROVAL REQUIRED.
- ③ 7' DEDICATION FOR DOUGLAS RD. ALLOWANCE REQUIRED.
- ④ RETAIN EXISTING TREES ALONG SOUTHERN BOUNDARY OF SITE IF POSSIBLE.
- ⑤ EXISTING GARAGE MUST BE REMOVED OR RELOCATED ONTO PROPOSED LOT 6.
- ⑥ SUITABLE BUILDING PLANS MUST BE SUBMITTED FOR APPROVAL TO RECONSTRUCT THE ENTRANCEWAY OF THE EXISTING HOUSE AND REORIENT THE OUTLOOK OF THE HOUSE.

- ⑦ THE EXISTING DRIVEWAY FROM DOUGLAS RD. IS TO BE REMOVED AND VEHICULAR ACCESS TAKEN VIA WOODSWORTH ST. ONLY TO PROPOSED LOT 6.
- ⑧ PROPOSED LOT 7 IS TO HAVE ITS VEHICULAR ACCESS RESTRICTED TO WOODSWORTH ST. ONLY BY MEANS OF A RESTRICTIVE COVENANT.
- ⑨ 10'x10' CORNER TRUNCATION REQUIRED.

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SCALE: 1" = 100'
1980 MAY C.W.

