

RE: PROPOSED HIGHWAY EXCHANGE BY-LAW
WILLINGDON AVENUE AND CANADA WAY

ITEM	7
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

Following is a report from the Director of Planning on a proposed highway exchange by-law.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
FROM: DIRECTOR OF PLANNING 1981 JANUARY 09
SUBJECT: PROPOSED HIGHWAY EXCHANGE BY-LAW Our File: R.C.#20/80
WILLINGDON AVENUE AND CANADA WAY D.L. 70

RECOMMENDATIONS:

1. THAT Council authorize the preparation and introduction of a Highway Exchange By-law as shown on the attached Figure B.
2. THAT Council authorize the Municipal Engineer to prepare the requisite survey plans to consummate the exchange.

REPORT

SUMMARY:

Council is being requested to authorize a Highway Exchange By-law to facilitate future improvements to the access to the Trans Canada Highway from Willingdon Avenue.

This exchange is being advanced at this time in preparation for a proposed tender call which will result in the sale and development of Municipal lands which are shown on the attached Figure A.

BACKGROUND:

The subject lands are proposed for development as a unified suburban business park. Pursuant to Council's authorization, a geotechnical consultant has been engaged to assess a proposed land-use concept relative to the soil conditions underlying the site; viz. are the soil conditions satisfactory to support the type of development envisaged? The consultant is expected to complete his study by the end of February. Once this information has been received and conclusions drawn, a report will be submitted to Council detailing the parameters for a proposal call to acquire and develop these lands.

EXISTING SITUATION:

Inasmuch as the Ministry of Transportation and Highways is involved in the approval of the intended development, they have been advised of the development concept with particular emphasis on access considerations. They have advised that the proposed development meets with their approval subject to certain road improvements including the proposed Highway Exchange.

Staff concurs with the proposed exchange as it does not decrease the development potential or size of the site while providing a more regular configuration for future access improvement to the Trans Canada Highway.

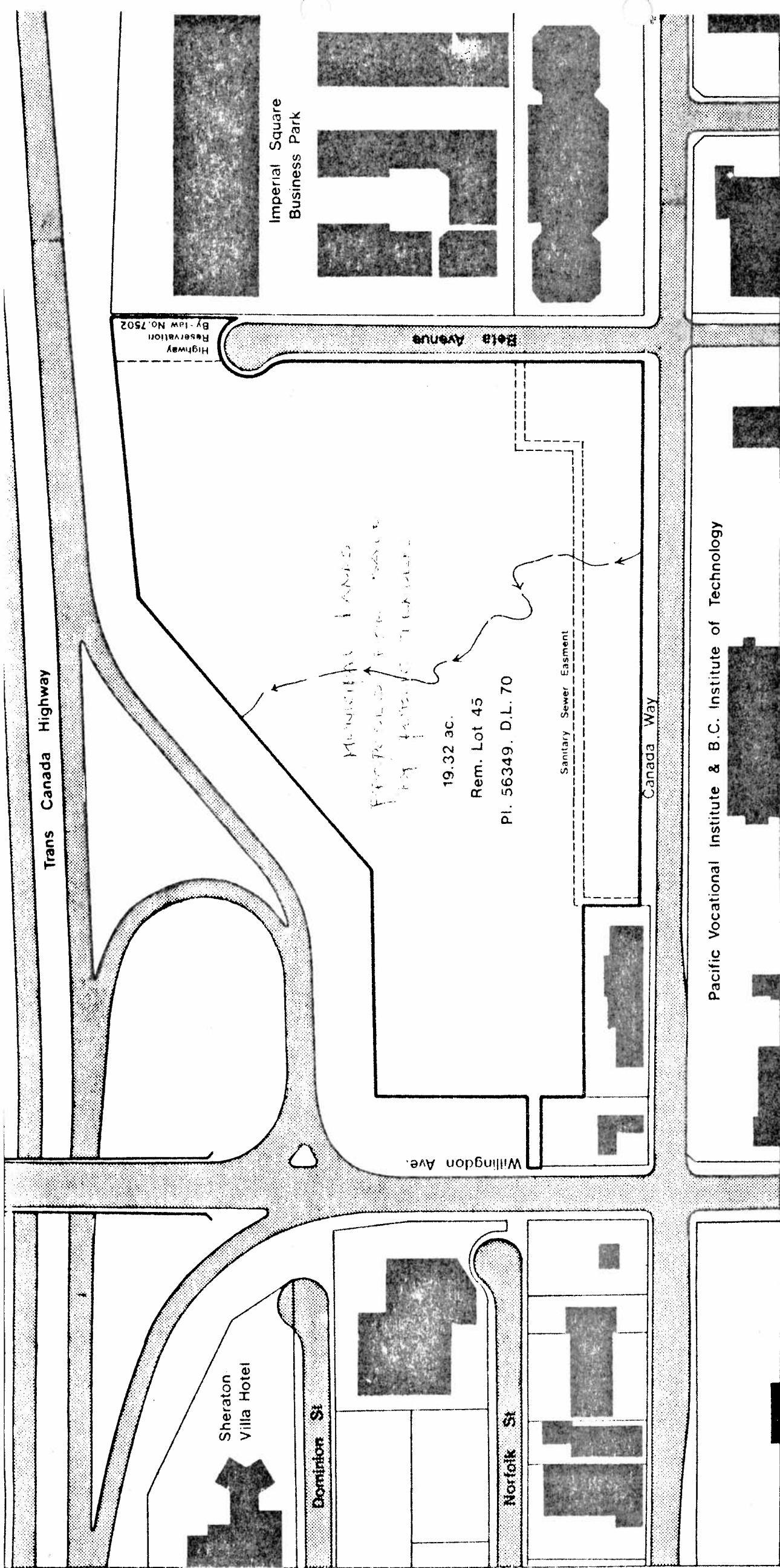

A. L. PARR
DIRECTOR OF PLANNING

PB:lf

Attachments

cc: Municipal Engineer

Municipal Solicitor



Site for Proposed Business Park

125
57 N.E. Quadrant - Canada Way & Willingdon

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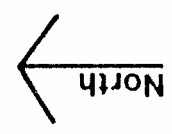


Figure A

Scale: 1" = 200'

TRANS CANADA HIGHWAY

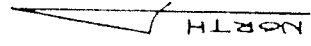
- * MUNICIPAL LANDS TO BE DEDICATED VIA EXCHANGE.
- ROAD ALLOWANCE TO BE CLOSED VIA EXCHANGE & CONSOLIDATED WITH MUNICIPAL LANDS.

PROPOSED HIGHWAY EXCHANGE

* SUBJECT OF THE PRESENT APPLICATION

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SCALE 1:1000
1980 OCT. 29

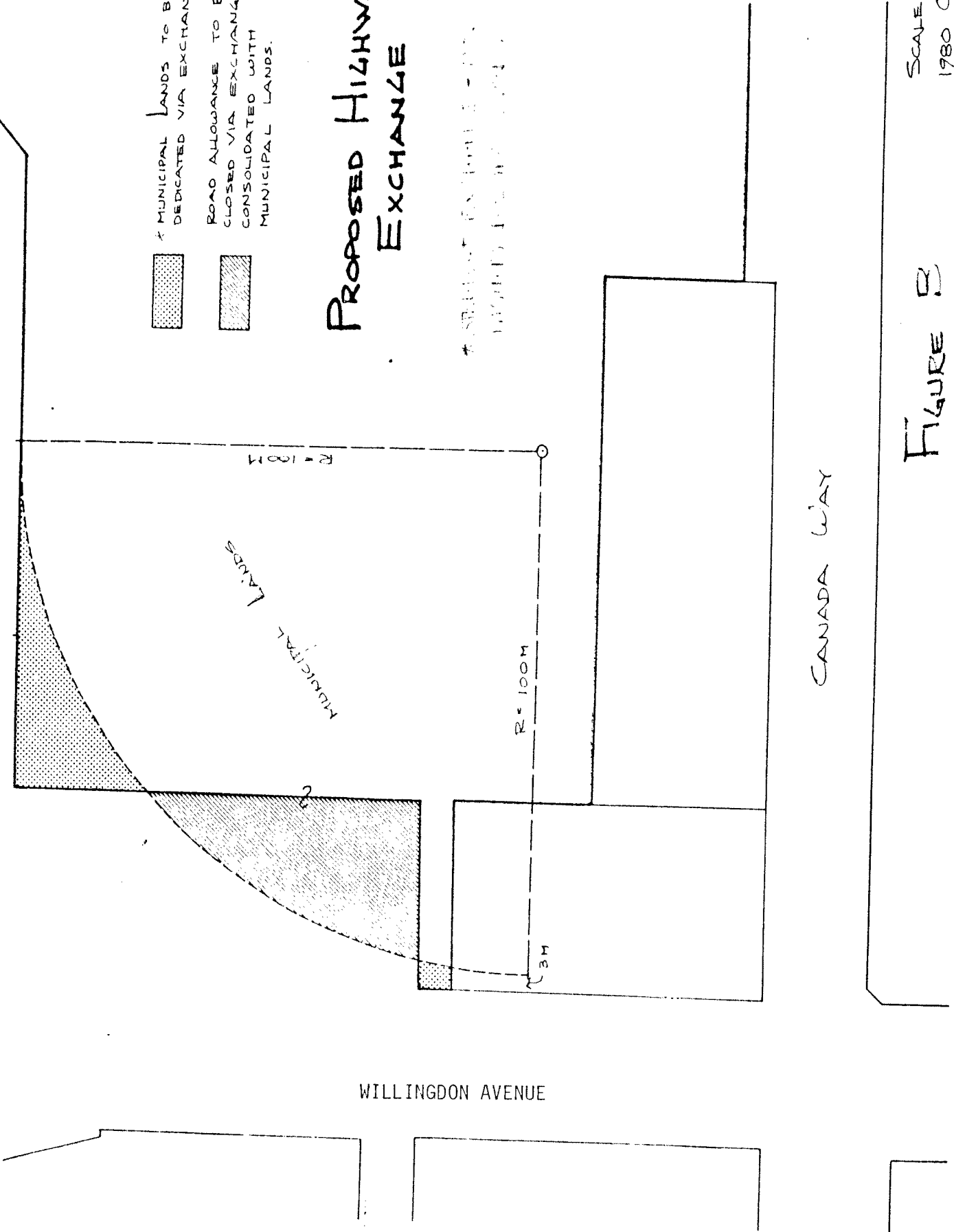


FIGURE B

PROPOSED CLOSURE OF A PORTION OF WILLINGDON AVENUE AT TRANS CANADA HIGHWAY

R.C. REF. #20/80
DL 70