

ITEM	9
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1982 01 25

RE: CLOSURE AND SALE OF A PORTION OF SPRINGER AVENUE AND  
ROY STREET ROAD ALLOWANCE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection  
be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
SUBJECT: CLOSURE AND SALE OF A PORTION OF SPRINGER AVENUE AND ROY STREET ROAD ALLOWANCE

PLANNING DEPARTMENT  
1982 JANUARY 18

OUR FILE: RC #24/76  
D.L. 125

RECOMMENDATION

1. THAT Council authorize the preparation and introduction of a Road Closure Bylaw for portions of Springer Avenue and Roy Street as shown on the attached Figure 1 subject to the satisfactory completion of the following:
  - a) Consolidation of the closed road allowance with the adjacent Lot 35, District Lot 125, Plan 29746 (2293 Douglas Road).
  - b) Dedication of a portion of Lot 35, District Lot 125, Plan 29746 fronting Douglas Road as shown on Figure 1 to provide for the eventual reconstruction of Douglas Road.
  - c) Compensation be paid to the Municipality in the amount of \$7.00 per square foot for the Springer Avenue road allowance and \$5.00 per square foot for the Roy Street road allowance as more particularly described in the following report. The final areas to be determined by survey.

PLANNING DEPARTMENT  
RE: CLOSURE AND SALE OF A PORTION OF SPRINGER  
AVENUE AND ROY STREET ROAD ALLOWANCE  
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- d) Registration of any necessary easements to protect public utilities.
- e) Submission by applicant of all necessary consolidation, road closing and right-of-way plans.

SUMMARY:

The subject road allowances have been determined to be redundant and they are proposed for closure and consolidation with the adjacent lands to facilitate the development of an industrial use under the prevailing M2 (General Industrial District) zoning. This will result in payment of approximately \$333,590 to the Municipality.

REPORT

VALUES:

The Legal and Lands Department has received an offer to purchase the redundant portions of the subject road allowances for the sum of \$346,000.

In reviewing the proposed road pattern for this industrial area it has been determined that a portion of the adjacent Lot 35 is required for the eventual reconstruction of Douglas Road as illustrated on Figure 1. It has been proposed that the applicant receive credit for this dedication on a per square foot basis at the same value that has been established for the Springer Avenue road allowance.

The Legal and Lands Department has estimated the value of the 33,095 square foot (3,069m<sup>2</sup>) Springer Avenue road allowance to be \$7.00 per square foot (\$75.35 per m<sup>2</sup>). The value of the 22,954 square foot (3,154m<sup>2</sup>) Roy Street road allowance has been valued at \$5.00 per square foot (53.82 per m<sup>2</sup>) due to the existence of poorer soil conditions and the requirement for a 20 foot (6.096m) easement adjacent to the railway right-of-way. The total value of the area to be consolidated is 55,989 square feet, average price \$6.179 per square foot.

The area of the lands required for the widening of Douglas Road is approximately 1,775 square feet. Applying a credit at the rate of \$7.00 per square foot the following results:

Compensation for Springer Avenue	\$ 231,245
+ Compensation for Roy Street	<u>114,770</u>
	\$ 346,015
- Credit for Douglas Widening	<u>12,425</u>
	<u><u>\$ 333,590</u></u>

Final payment will be based on the areas determined by survey.



A. L. Parr  
Director Planning &  
Building Inspection

PB/tgg  
attachment

c.c. Director Engineering  
Municipal Solicitor  
Treasurer

PROPOSED CLOSURE OF SPRINGER AVE. SOUTH OF  
DOUGLAS RD. / ROAD ALLOWANCE WEST OF SPRINGER AVE.

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R.C. REF. # 24/76

D.L. 125

ZONING: M2



ROAD ALLOWANCE TO BE CLOSED 55,989 SQ. FT. ±

ROAD TO BE DEDICATED 1,755 SQ. FT. ±

SCALE: 1" = 200'  
DEC. 1976 C.W.

