

RE: PROPOSED MUNICIPAL SUBDIVISION
REM. BLOCK 97, PT. EXC. PL. 39625, D.L. 92, PLAN 1146
DEDICATION OF ROAD ALLOWANCE FOR OAKLAND STREET
(LETTERS FROM MESSRS. JOHN de BURR, GORDON HOUSE, ROY LEGGAT
AND EMIL ROLL WHICH APPEAR ON THIS WEEK'S AGENDA)

ITEM 7
MANAGER'S REPORT NO. 70
COUNCIL MEETING 84/11/05

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1984 October 31
FROM: APPROVING OFFICER
SUBJECT: PROPOSED MUNICIPAL SUBDIVISION
REM. BLOCK 97, PT. EXC. PL. 39625, D.L. 92, PLAN 1146
DEDICATION OF ROAD ALLOWANCE FOR OAKLAND STREET
=====

RECOMMENDATIONS:

1. THAT subdivision of Rem. Block 97, Pt. exc. Pl. 39625, D.L. 92, Plan 1146, be authorized by Council in order to create a residential lot for sale by the Municipality and to dedicate the required road allowances as described in this report.
2. THAT a copy of this report be sent to those appearing as a Delegation on 1984 November 05 in connection with the lane and street pattern.

REPORT

Several years ago, the Municipality acquired the subject property (see attached Sketch "A") for the purpose of constructing the Oakland Street extension to Burris. The construction of this residential collector street was approved by Council earlier this year and is now nearing completion (alignment shown on attached Sketch "B").

It will be noted that the road allowance including the newly-realigned intersection with Sperling Avenue occupies the southerly and easterly portions of the parcel, but that an area in the north-westerly sector remains which is suitable for subdivision to create a new building lot in accordance with the prevailing R4 zoning. In conjunction with the creation of this lot, it is intended to complete the local street and lane system that serves the existing residential enclave lying to the immediate north of Oakland Street, as indicated on the attached Sketch "C". The cul-de-sac and continuation of the lane to form a loop in place of the previous dead-end situation at the north boundary of the Municipal property will enable safe, internal circulation to take place within the neighbourhood without inviting unnecessary through movements to be introduced into the immediate area.


This arrangement, which will enhance the street and lane pattern, is supported by the majority of the residents of the area tributary to Empress Avenue as it satisfies the needs for resident access while preventing unwanted traffic intrusion. It also results in the optimum arrangement in terms of safety on Oakland Street, by avoiding the creation of street intersections on the north side where sight lines would be restricted by the vertical and horizontal inside radius of curvature of the road.

Upon approval of the subdivision and construction of all servicing works a new residential lot of approximately 695 m² (7,481 square feet) will be achieved, for sale subject to Council approval.

Additionally an area of land to the east of the lane, approximately 325 m² (3,498 sq.ft.) in area, could be made available for sale and consolidation with Lot "B" to the north if desired by the owner.

Upon approval by Council, staff will proceed with the necessary steps to dedicate the road allowances and to implement the Municipal subdivision of the remainder through the Subdivision Approval procedure.

A further report will be submitted when detailed servicing information and estimates have been obtained.

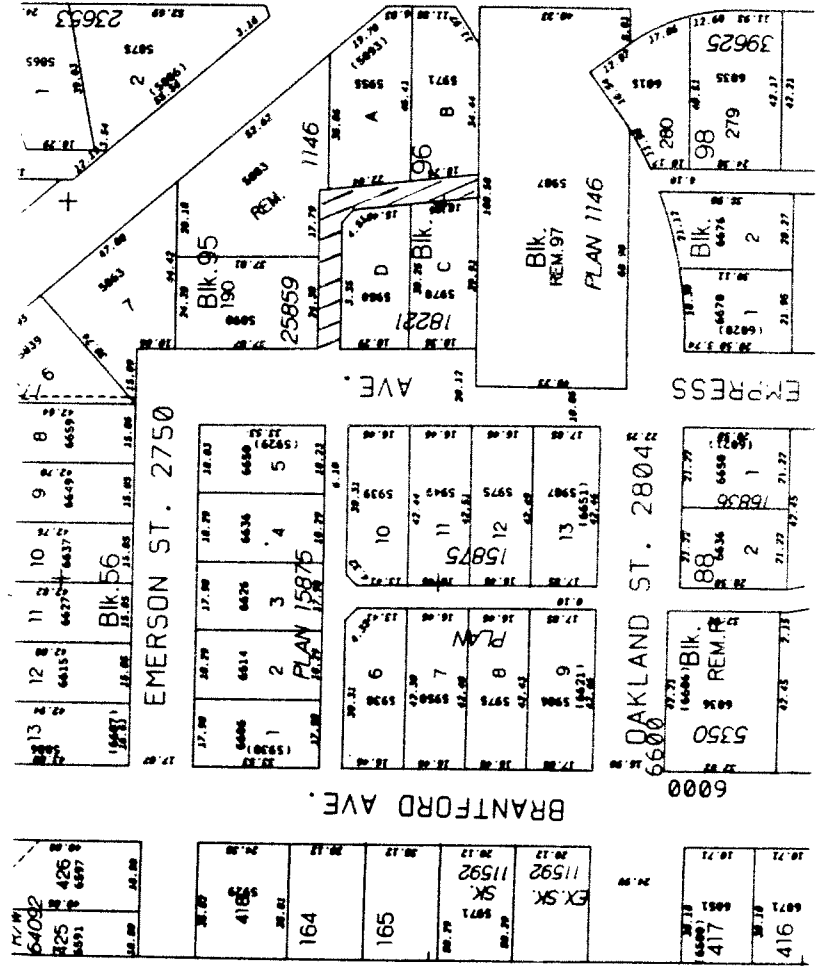

A. L. Parr
APPROVING OFFICER

DGS:lf

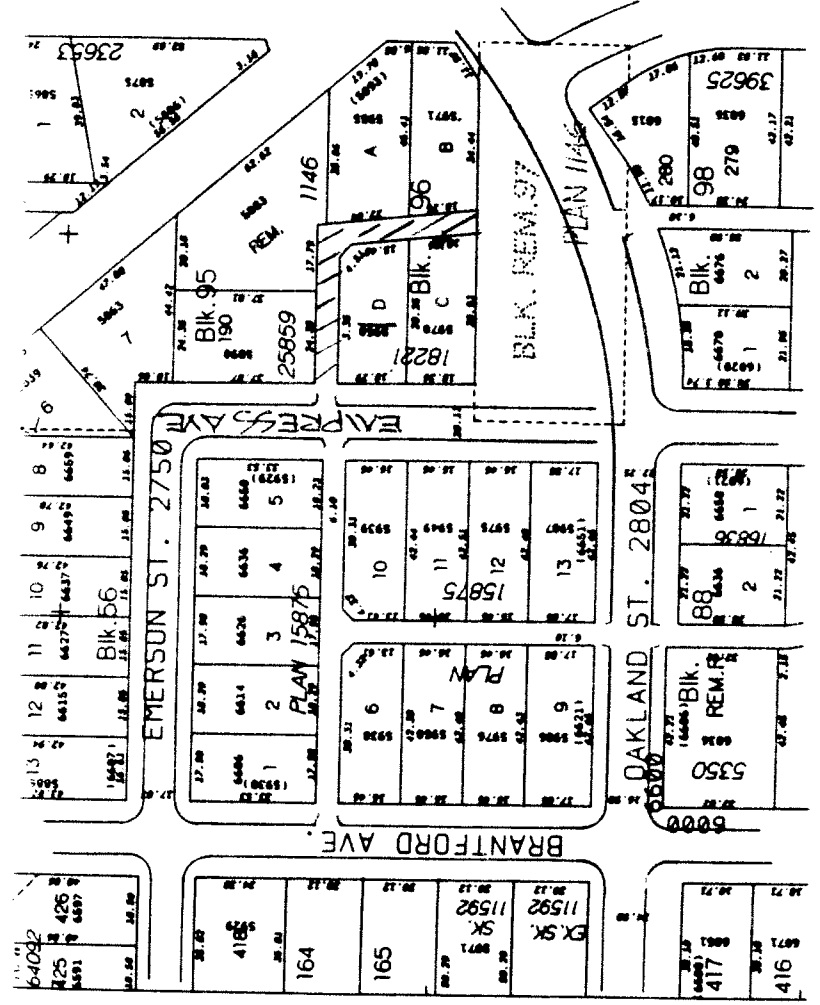
cc: Director Engineering
Director Administrative
& Community Services

Attachments

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SKETCH "A"

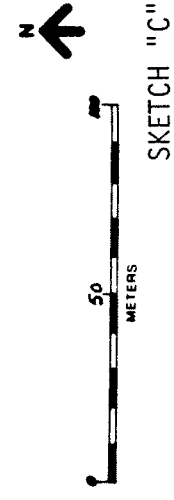
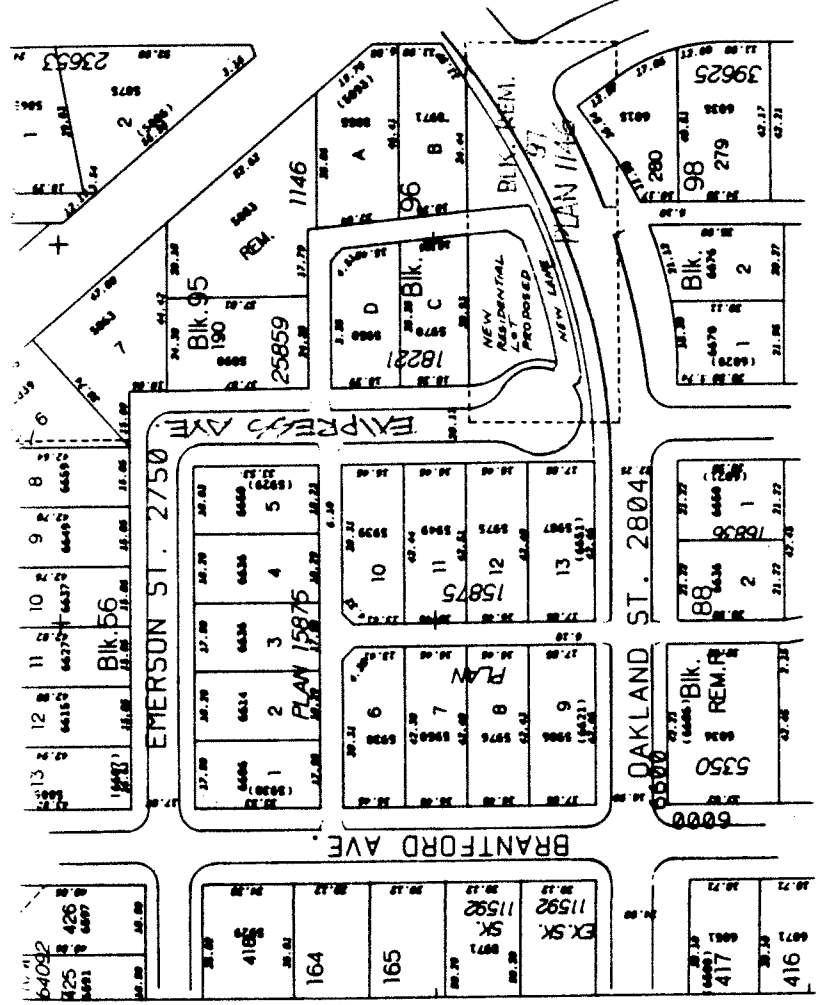


SKETCH "B"

LANE REFERRED TO IN THE DELEGATIONS' CORRESPONDENCE

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SKETCH "C"

SEE FACET E-12