

ITEM 11
MANAGER'S REPORT NO. 69
COUNCIL MEETING Sept. 17/73

- 11. Re: Subdivision of Municipal Lots
D.L. 117E½, Blk. 23, Lots 9 & 12, Plan 1222 and
Cancelled Charles Street Road Allowance
(Item 15, Report No. 60, August 13, 1973)
(Item 2, Report No. 66, September 4, 1973)

Following is a further report from the Director of Planning on the proposal to service and sell the subject lots.

RECOMMENDATIONS:

THAT authority be given to provide services to the subject lots for an estimated amount of \$13,300; and

THAT the servicing costs be charged to the C.I.P. Land Assembly and Development Account; and

THAT authority be given to call tenders for the sale of the three lots as shown on Sketch II (Sketch II is contained in Item 2, Report No. 66, which is attached).

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PLANNING DEPARTMENT
13 SEPTEMBER, 1973

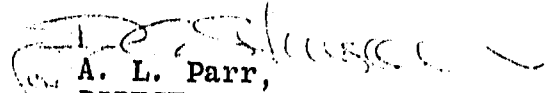
SUBJECT: SUBDIVISION OF MUNICIPAL LOTS
D.L. 117E½, BLK. 23, LOTS 9 & 12, PLAN 1222
AND CANCELLED CHARLES STREET ROAD ALLOWANCE

On September 4, 1973, the Manager reported to Council that the Planning Department had prepared three alternate subdivision configurations. On the basis of the Land Agent's economic analysis, it was recommended at that meeting that the original Scheme II was the most feasible proposal. A suggestion was made for a configuration similar to Scheme I, but creating four lots with single-family potential rather than three duplex lots. We have prepared a fourth scheme (see attached sketch) and received comment from the Land Agent on same. The Land Agent's reply (as attached) clearly indicates that Scheme II is the most economical development, and he recommends approval of this.

RECOMMENDATION:

THAT authority be given to provide services to the subject lots for an estimated amount of \$13,300 and that authority be given to call for tenders for the sale of three lots as shown on Scheme II.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

HR:ea
Attchmts.

ITEM 2
MANAGER'S REPORT NO. 66
COUNCIL MEETING Sept. 4/73

2. Re: Subdivision of Municipal Lots
D.L. 117E $\frac{1}{2}$, Block 23, Lots 9 and 12, Plan 1222
and Cancelled Charles Street Road Allowance

ITEM 11
MANAGER'S REPORT NO. 69
COUNCIL MEETING Sept. 17/73

Following is a report from the Director of Planning regarding a request for authority to service and sell the subject lots.

RECOMMENDATIONS:

THAT authority be given to provide services to the subject lots for an estimated amount of \$13,300; and
THAT the servicing costs be charged to the C.I.P. Land Assembly and Development Account; and
THAT authority be given to call tenders for the sale of the three lots as shown on Sketch II.

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PLANNING DEPARTMENT
28 AUGUST, 1973

SUBJECT: SUBDIVISION OF MUNICIPAL LOTS
D.L. 117E $\frac{1}{2}$, BLK. 23, LOTS 9 & 12, PLAN 1222
and CANCELLED CHARLES STREET ROAD ALLOWANCE

BACKGROUND:

On August 13, 1973, the Manager submitted a report to Council recommending that authority be granted to:

- (a) invite tenders for the purchase of the above properties; and
- (b) provide services to the lots.

A suggestion was made that Lot 11, lying immediately west of what will be known as Lots 1 and 2, plus the adjoining portion of Charles Street, should be acquired and consolidated with the subject property and then resubdivided. The contention was made that this would effectively cancel virtually all of the Charles Street road allowance between Douglas Road and MacDonald Avenue and would allow for a better resubdivision of the land concerned.

This suggestion was referred to the Planning Department for consideration and report.

ACTION:


The Planning staff prepared three alternate subdivision configurations for the subject lands (see attached) and forwarded them to the Land Agent for comment on their respective values and requested his preference. The Land Agent's reply (as attached) clearly indicates that Scheme II is the most economical development, and he recommends same.

It should be noted that Scheme III is not feasible as the depths of Lots 3, 4 and 5 are insufficient to create single family lots and is submitted for information only.

RECOMMENDATION:

THAT authority be given to provide services to the subject lots for an estimated amount of \$13,300; and THAT authority be given to call for tenders for the sale of three lots as shown on Sketch #II which is attached.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

PB: on
Attachments.

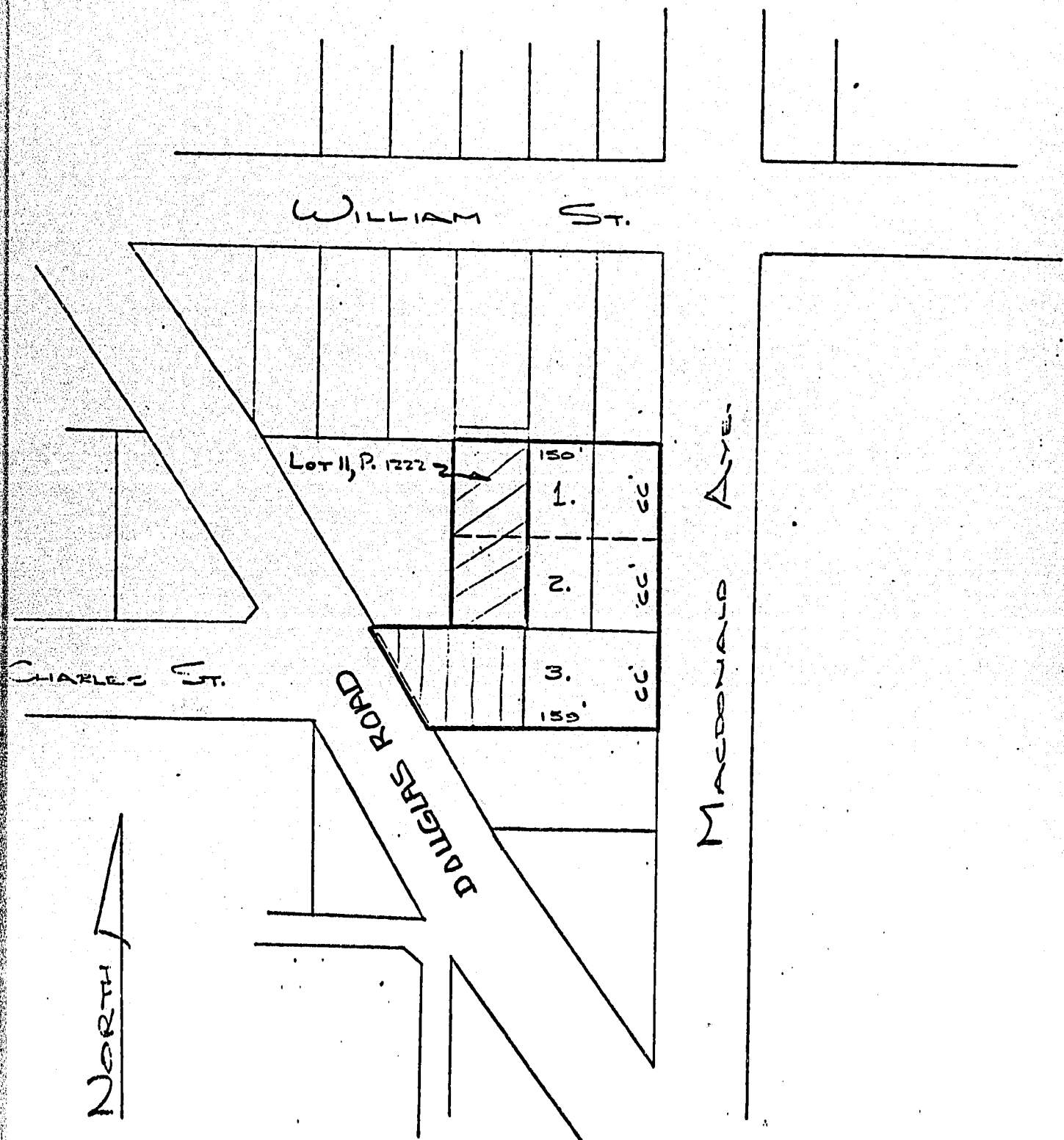
D.L. 117
BLOCK 23

S.D. 170/73

Zone: R5

MANAGER'S REPORT No.
COUNCIL MEETING Sept. 4/73

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COUNCIL MEETING Sept. 17/73



SCHEME 1. - PROVIDES FOR 3 DUPLEX LOTS
- REQUIRES PURCHASE OF PRIVATE LOT [diagram of private lot]
AND CLOSURE OF ROAD ALLOWANCE [diagram of road allowance]

1" = 100'

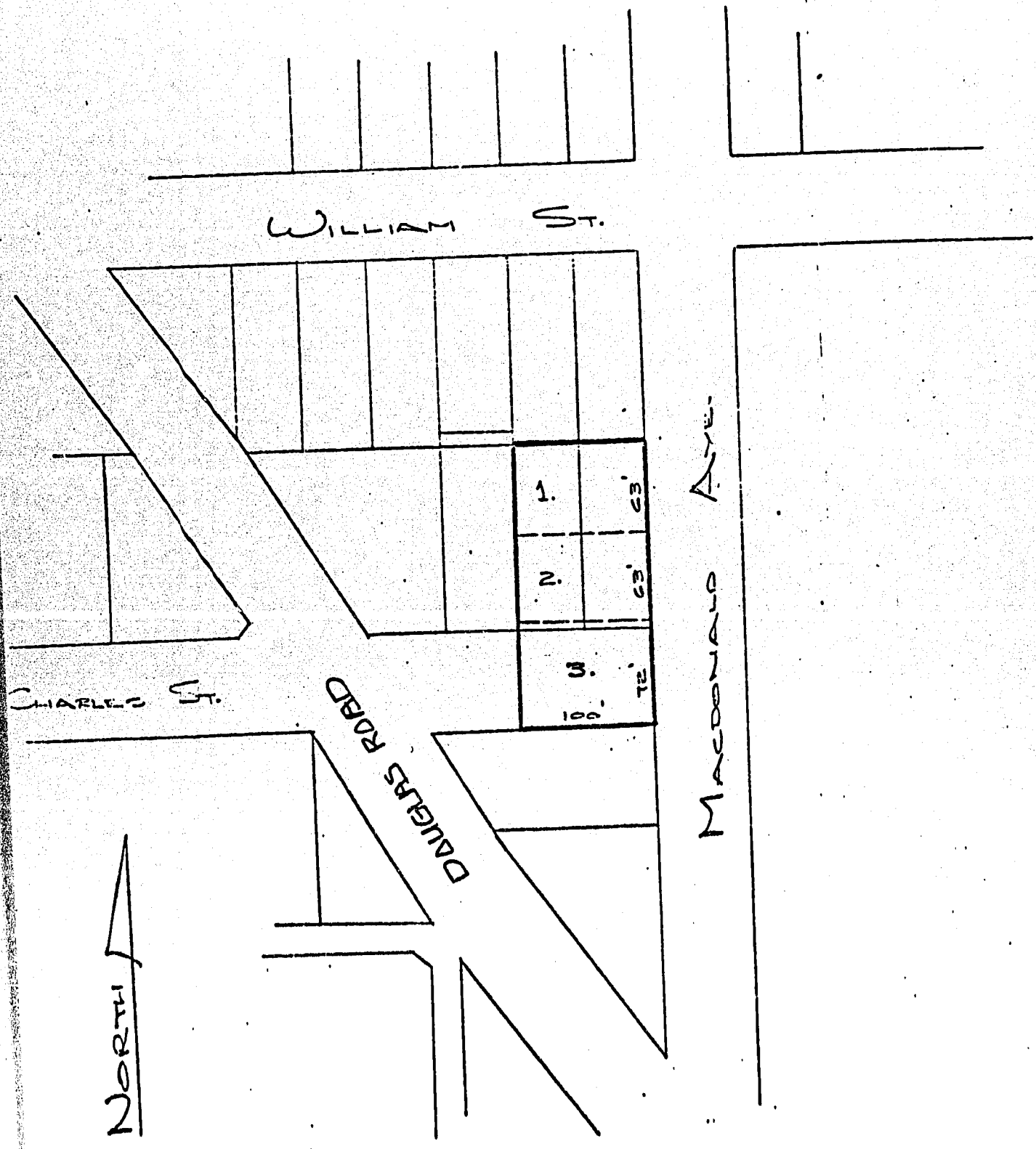
MANAGER'S REPORT NO. 66
COUNCIL MEETING Sept. 4/73

S.D. 170/73

Zone: 25

D.L. 117
Block 23

ITEM 11
MANAGER'S REPORT NO. 69
COUNCIL MEETING Sept. 17/73



SCHEME 2 - PROVIDES FOR 1 DUPLEX &
2 SINGLE FAMILY LOTS.

- NO PURCHASE REQUIRED.

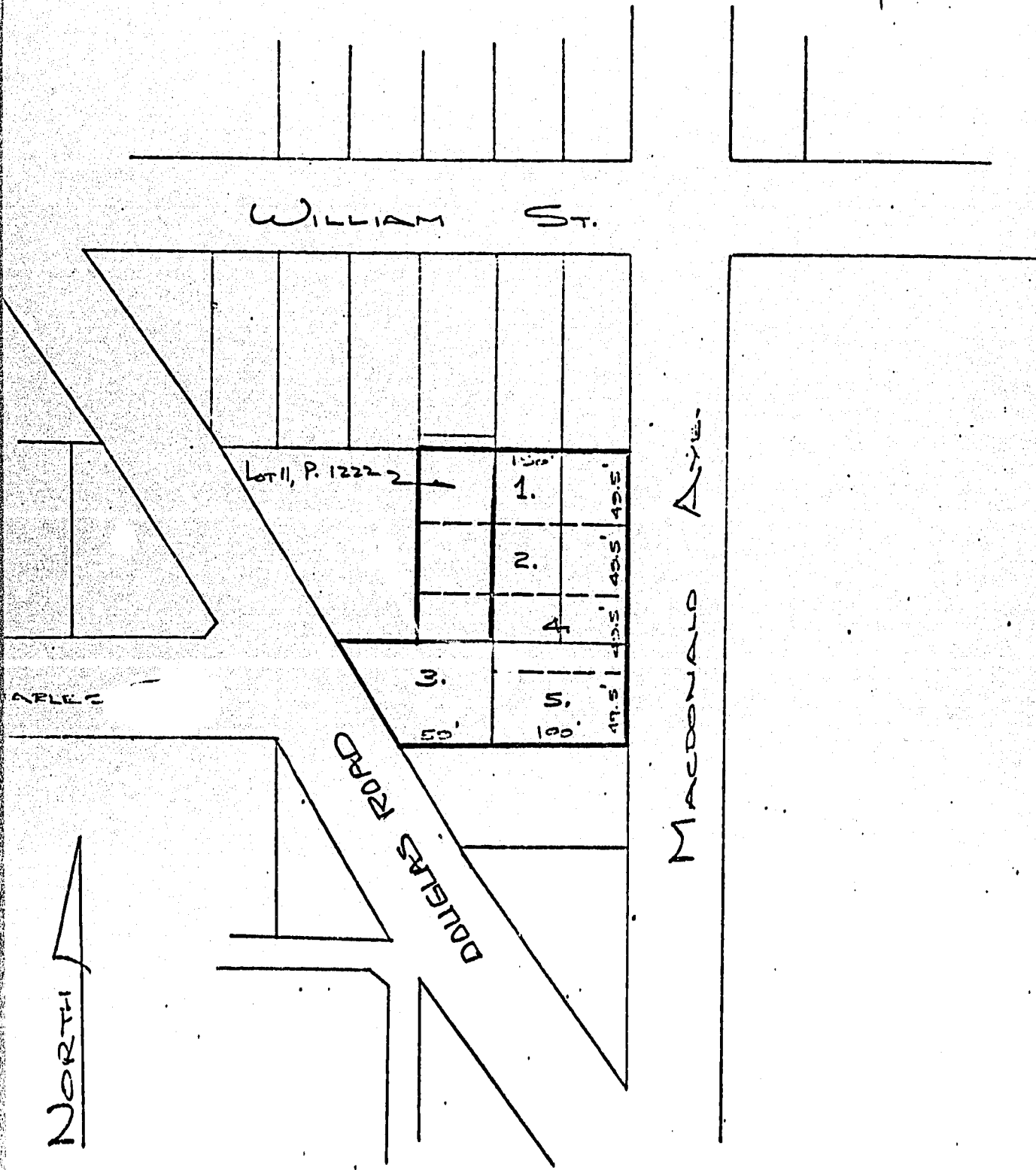
1" = 100'

D.L. 117
BLOCK 23

S.D. 170/73
ZONE: R5

MANAGER'S REPORT NO. 69
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SCENE 3 - FOR INFORMATION ONLY

- SUBDIVISION INTO 5 SINGLE FAMILY
LOTS IS NOT POSSIBLE DUE TO
INSUFFICIENT DEPTHS ON LOTS 3, 4 & 5.

1" = 100'

INCORPORATION OF THE DISTRICT OF B... BY

INTER-OFFICE COMMUNICATION

TO: Planning

DEPARTMENT:

FROM: E.W. Crist

DEPARTMENT: Lands

SUBJECT: Cancelled Charles Street Road Allowance
S.D. Ref. #170/73

ITEM 2
MANAGER'S REPORT NO. 66
COUNCIL MEETING Sept. 4/7

ITEM 11
MANAGER'S REPORT NO. 69
COUNCIL MEETING Sept. 17/73

We have examined the attached sketches and feel that due to the grade of the subject lots, resulting in a drop of approximately 8' at the building line from the road elevation at MacDonald, contributing to additional expense to developers providing adequate parking facilities on Lots 1 and 2 in both schemes. It will be possible to provide access from Charles Street to basement parking on Lot 3, bearing these facts in mind.

Scheme 1

Three duplex lots	
Value of Lots 1 & 2 -	\$ 40,000.00
Lot 3 -	25,000.00
Total	<u>\$ 65,000.00</u>
Less estimated cost of purchasing Lot 11	<u>\$ 16,000.00</u>
Net Return	<u>\$ 49,000.00</u>

Scheme 11

Two single family lots	\$ 36,000.00
One Duplex Lot	<u>25,000.00</u>
	\$ 61,000.00

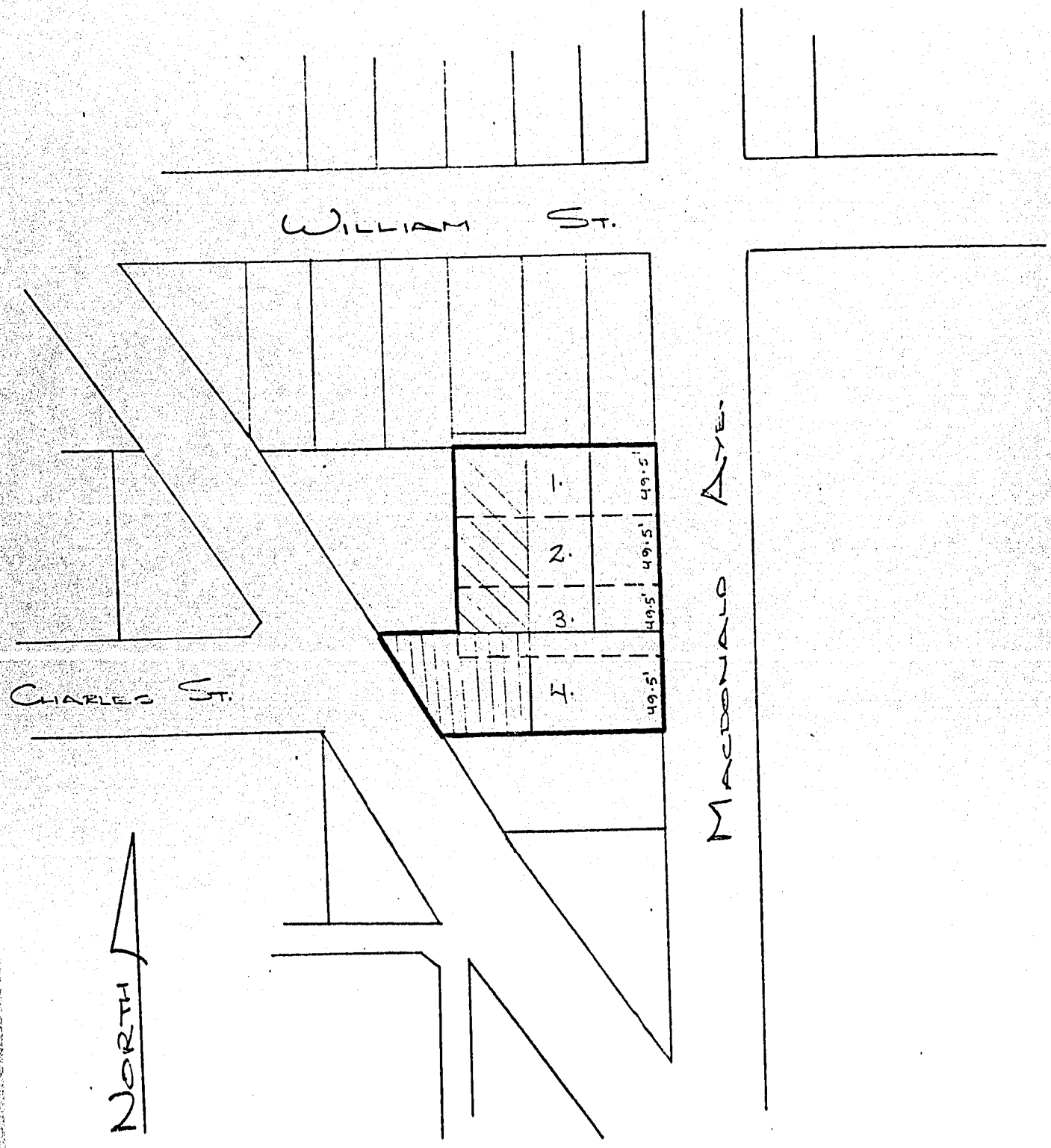
We feel that Scheme 11 is the most economical development and would recommend same.

FAE:es
cc: Manager
Legal
Attach.

E.W. Crist
E.W. Crist
Land Agent

D.L. 117
 BLOCK 23

S.D. 170/73
 ZONE: R5



SCHEME 4 - PROVIDES FOR 4 SINGLE LOTS
 - REQUIRES PURCHASE OF PRIVATE L.O.
 - CANCELLATION OF ROAD ALLOWANCE

1" = 100'

TERRITORIAL CORPORATION OF THE DISTRICT OF COLUMBIA

INTER-OFFICE COMMUNICATION

ITEM 11
 MANAGER'S REPORT NO. 69
 COUNCIL MEETING Sept. 17/73

TO: Planning

DEPARTMENT:

DATE: Sept 7/73

FROM: E.W. Grist

DEPARTMENT: Lands

OUR FILE #

SUBJECT: Cancelled Charles Street Road Allowance
 S.D. Ref. #170/73

YOUR FILE #

With reference to your further proposal for the above project we wish to advise as follows:-

We have approached Mr. Tancowny, owner of Lot 11 and ascertain that he has an offer on this property of \$22,000.00. The cost of servicing this lot is being held in trust in the amount of \$3,750.00. Cost to purchase this property would be \$18,250.00. Servicing costs being constant for all of these proposals would be as follows:-

Scheme 4

4 Lots @ \$17,000.	\$ 68,000.00
Less cost of Lot 11	\$ 18,250.00
Return	\$ 49,750.00

Amendment of Scheme 1

3 Duplex Lots	\$ 40,000.00
Value of Lots 1 & 2	\$ 25,000.00
Lot 3	\$ 65,000.00
Less purchase of Lot 11	\$ 18,250.00
Return	\$ 46,750.00

Scheme 2

Return	\$ 61,000.00
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The best return on the investment is definitely Scheme 2. Construction costs on the smaller lot proposal would be approximately \$2,000.00 higher than a more conventional lot. We feel this area and location will not attract buyers in the higher bracket, and the final development would not be in competition with today's market. Development costs of Lot 11 are lower, reflecting the higher price being offered for serviced lots.

FAE:es
 cc: Manager
 Legal

E.W. Grist
 E.W. Grist
 Land Agent