

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

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,

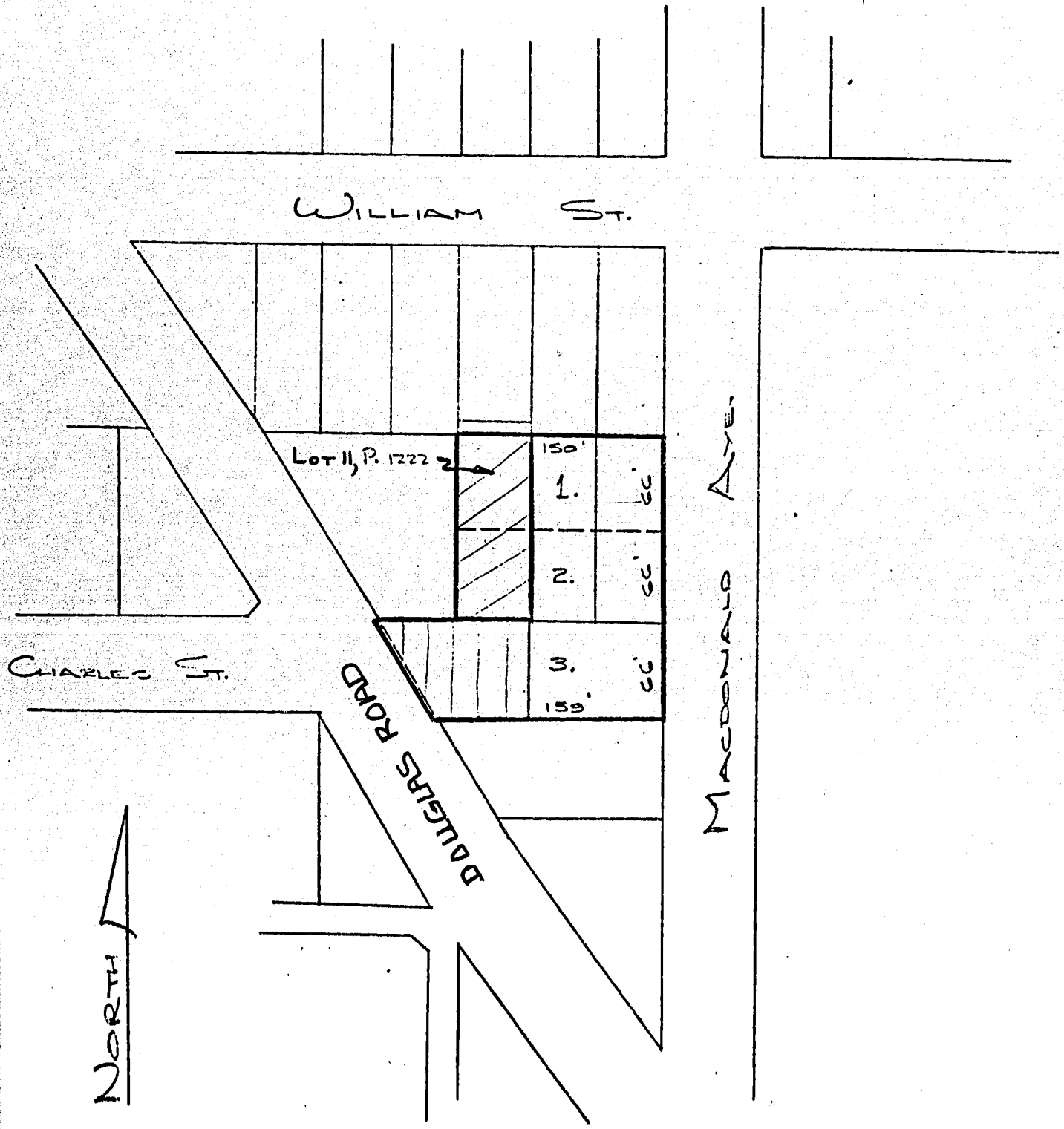

A. L. Parr,
DIRECTOR OF PLANNING

PB:oa
Attchmts.

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

D.L. 117
BLOCK 23

S.D. 170/73
Zone: R5



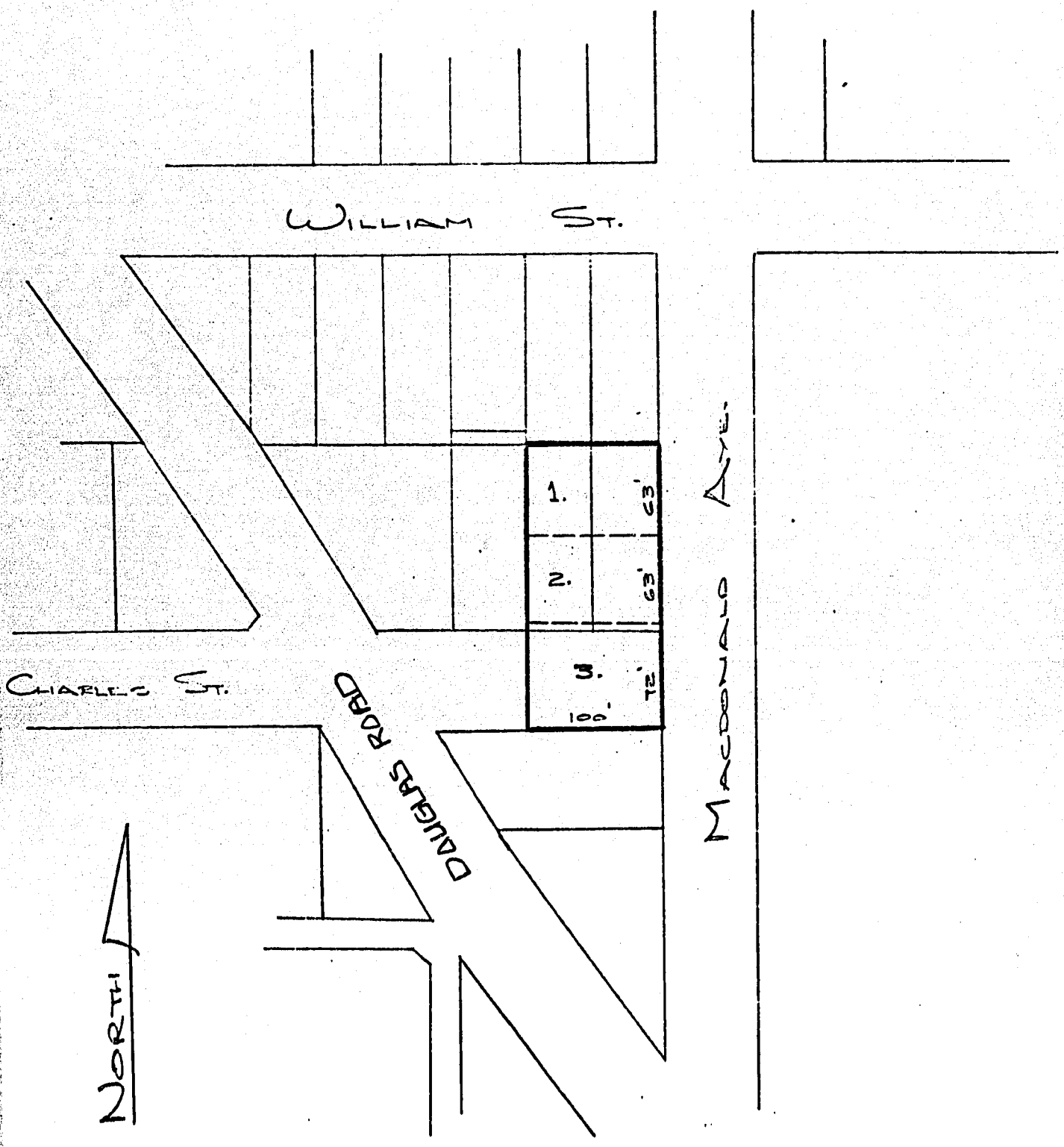
SCHEME 1. - PROVIDES FOR 3 DUPLEX LOTS
- REQUIRES PURCHASE OF PRIVATE LOT [shaded box]
AND CLOSURE OF ROAD ALLOWANCE [hatched box]

1" = 100'

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

D.L. 117
BLOCK 23

S.D. 170/73
ZONE: F25



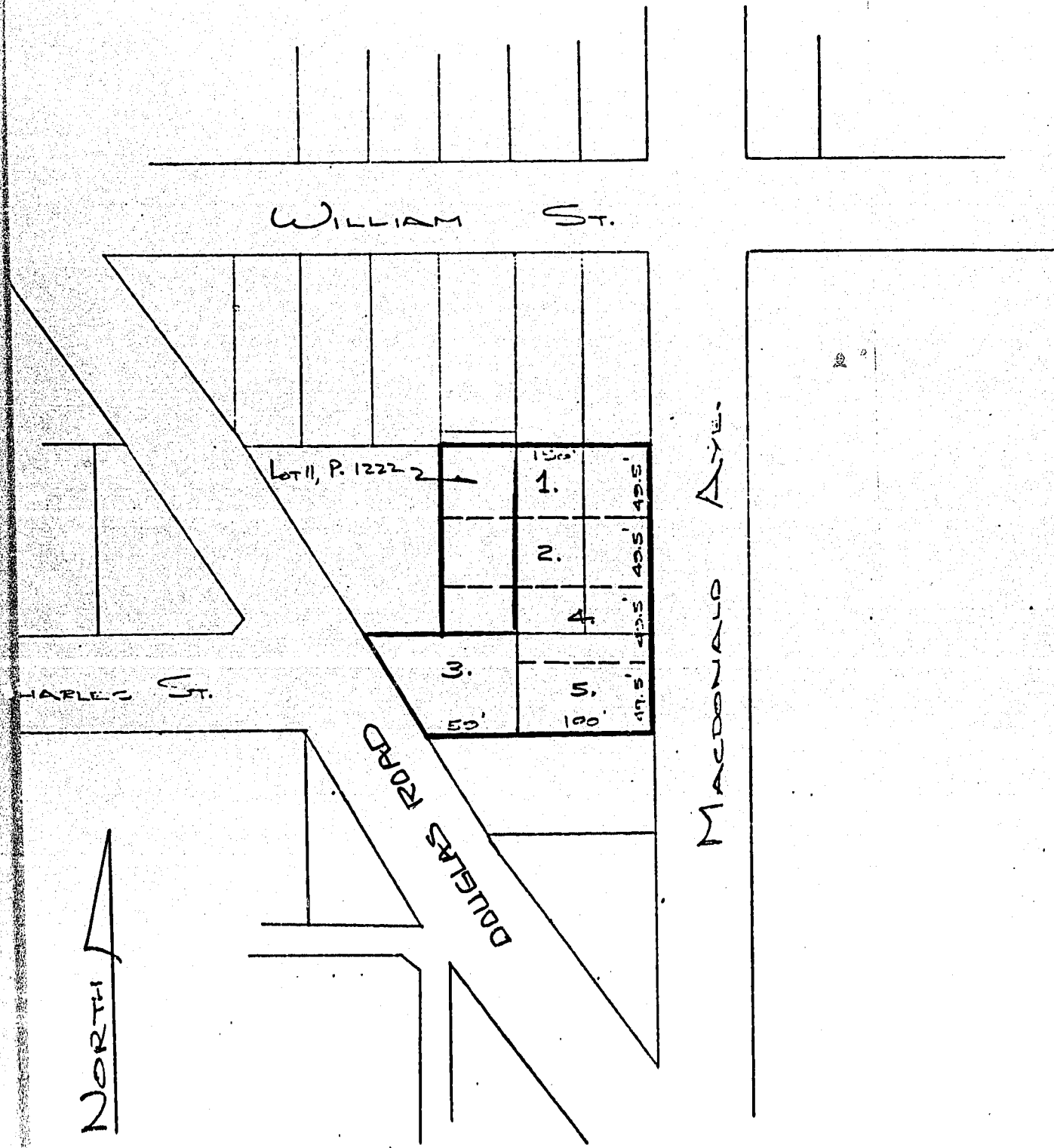
SCHEME 2 - PROVIDES FOR 1 DUPLEX &
2 SINGLE FAMILY LOTS.
- NO PURCHASE REQUIRED.

ITEM 2
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D.L. 117
BLOCK 23

S.D. 170/73

ZONE: R5.



SCHEME 3 - FOR INFORMATION ONLY

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

THE CORPORATION OF THE DISTRICT OF B... BY

INTER-OFFICE COMMUNICATION

TO: Planning
 FROM: E.W. Grist
 SUBJECT: Cancelled Charles Street Road Allowance
 S.D. Ref. #170/73

DEPARTMENT:
 DEPARTMENT: Lands

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

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	\$ 65,000.00
Less estimated cost of purchasing Lot 11	\$ 16,000.00
Net Return	\$ 49,000.00

Scheme 11

Two single family lots	\$ 36,000.00
One Duplex Lot	25,000.00
	\$ 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. Grist
 E.W. Grist
 Land Agent