

ITEM 40

MANAGER'S REPORT NO. 51

COUNCIL MEETING July 22/74

Re: Duplex Project
Site 8 - Inman/Lister
Provincial Land Assembly

On July 8, 1974, Council during consideration and subsequent approval of Work Order No. 22-127 requested information on the value of the subject site. This information is contained in the following report from the Director of Planning.

This is for the information of Council.

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PLANNING DEPARTMENT
JULY 18, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: DUPLEX PROJECT
SITE 8 - INMAN/LISTER
PROVINCIAL LAND ASSEMBLY

At the Council meeting of July 8, 1974, the value of the Inman/Lister Site was requested.

The Engineering Department has now issued two work orders for the servicing of the subject duplex lots. The work orders assented to by Council are No. 22-127 (re-issued) for \$111,000 and No. 22-128 for \$18,500 for a total of \$129,500.

The costs (above initial estimates) are higher than anticipated due primarily to the length of time from the initiation of the project in the fall of 1972 to the actual construction stage, and the cost of placing the required storm sewer at a depth that was considerably beyond that expected. For the information of Council, the cost of recently tendered storm sewer work has increased approximately 40% over 1973 prices and street work has increased 47%.

The purchase price as agreed upon by Council for the eight duplex lots is \$144,000.

The developer has submitted suitable duplex designs in keeping with surrounding residential development and is planning to proceed expeditiously with construction as soon as the property is transferred to the new ownership. The Department of Housing has requested that the subject properties be conveyed into the name of Dunhill Development Corporation Ltd. The conveyancing will be completed shortly.

This is for the information of Council.

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KI:cm
e.c. Engineering Department

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.