

ITEM 15

MANAGER'S REPORT NO. 15

COUNCIL MEETING Feb. 25/74

Re: Sale of Municipal Property  
Lot 2, Block 10, D.L. 40, Group 1, Plan 3048  
8042 Winston Street (formerly Rollco Pipe Property)  
(Item 16, Report 62, August 20, 1973)  
(Item 14, Report 75, October 9, 1973)  
(Item 19, Report 94, December 17, 1973)  
(Item 3, Report 13, February 18, 1974)

Council on February 18, 1974, was requested to authorize the sale of the subject property for not less than \$100,000. The request was tabled for one week pending receipt of specific information on the feasibility of filling in the area in question. Following is a report from the Engineer on this matter.

RECOMMENDATIONS:

THAT the Land Agent be authorized to offer the subject property for sale for a price of not less than \$100,000, subject to ultimate Council approval and subject to the same conditions as documented with Item 19, Report 94, December 17, 1973; and

THAT the property be posted or signed as being for sale by the Municipality.

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TO: MUNICIPAL MANAGER

FEBRUARY 21, 1974

FROM: MUNICIPAL ENGINEER

RE: FILLING LOT 2, BLOCK 10, D.L. 40, 8042 WINSTON.

We should be very cautious about filling this area. The section close to the Burlington Northern Railway is not stable and if in filling we disturb the road bed of the railway or other adjoining private properties, we could then be facing legal procedures such as are now pending against parties who filled the area east from Holdom which apparently caused the derailment a few years ago.

This lot would require fill say one foot deep at the front and four to five feet at the rear. On the generally peaty sub-soil fills of this depth would have to be pumped sand or good granular earth fill. Random dumping would probably result in a "punchy" condition which would be unsuitable for further development. Select filling is therefore called for, requiring some 8,000 cubic yards of suitable fill. The estimated cost of such filling would be in the order of \$18,000.

Also, if we fill the property without a soils engineer's report, and the fill settles too much the eventual owner of this property could claim for damages against the Corporation.

The cost of filling the site and piping the watercourse is estimated to be in the order of \$68,000.

  
MUNICIPAL ENGINEER

GCM:pkw