

ITEM 2
MANAGER'S REPORT NO. 53
COUNCIL MEETING Aug. 6/74

Re: Subdivision Reference #176/73
Lot "A", Plan 5168, and Part of Lots 3 and 8, Plan 1425
D.L. 155"A", Group 1, N.W.D.
Dedication of Municipal Lands for Road Right-of-Way

The following is the report of the Director of Planning dated July 22, 1974 regarding the above.

RECOMMENDATION:

THAT the Council authorize the dedication of Municipal land for road right-of-way from Lots 3 and 8, Plan 1425, D.L. 155"A", as noted in this report.

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PLANNING DEPARTMENT
JULY 22, 1974

TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: S.D. REFERENCE #176/73
LOT "A", PLAN 5168 and PART OF LOTS 3 & 8, PLAN 1425,
D.L. 155 "A", GROUP 1, N.W.D.
DEDICATION OF MUNICIPAL LANDS FOR ROAD RIGHT-OF-WAY

The subject property is located at the intersection of Marine Drive, 17th Avenue, and Willard Street as shown on the attached sketch.

BACKGROUND

On March 21, 1973 the Municipal Council declined to participate in the sharing of the servicing costs for the above referenced subdivision at that time for the reasons provided by the Municipal Manager in the attached report. The current preliminary estimate of servicing costs is \$70,000.00.

EXISTING SITUATION

The applicant, apprised of the fact that the Municipality would not contribute towards the servicing costs, has proceeded with the subdivision and is in the final stage of receiving final approval of the subdivision.

Inasmuch as a portion of the road right-of-way, which will provide access to the proposed residential lots, falls partly on Municipal lands is necessary for Council to authorize the dedication of this right-of-way.

RECOMMENDATION

THAT the Council authorize the dedication of Municipal Land for road right-of-way from Lots 3 and 8, Plan 1425, D.L. 155 "A" as shown on the attached sketch.


A. L. Parr
APPROVING OFFICER

PB:cr
Attchmt.

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D.L. 155 A

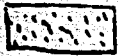
S.D. 176/73

BLOCK 17

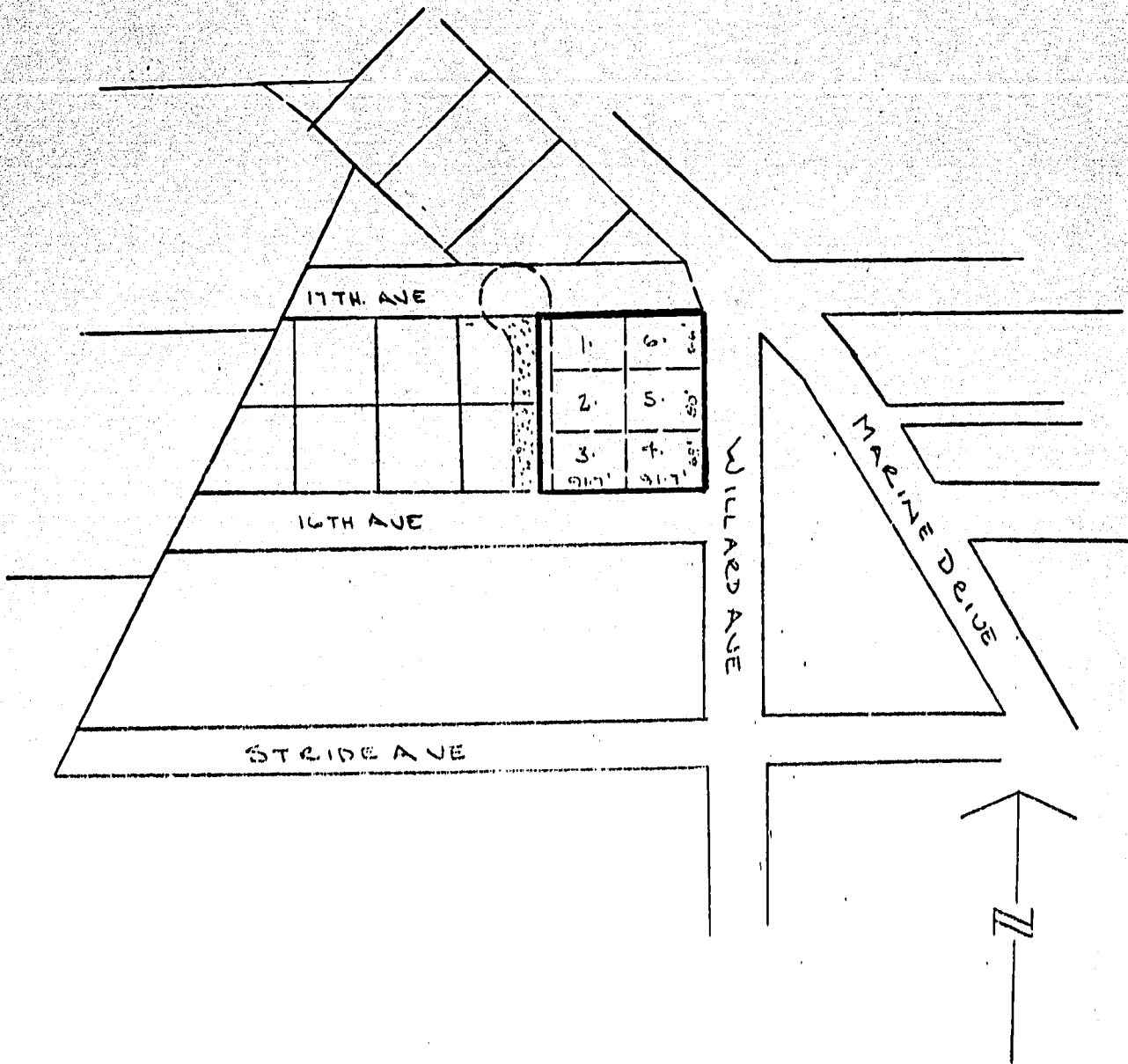
ZONING R5

LOT A

PLAN 516B



COUNCIL AUTHORITY REQUIRED FOR DEDICATION OF R/W FOR ROAD AS SHOWN.



SCALE 1" = 200' 106

C O P Y

ITEM 2
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23. Re: Proposed Sharing of Servicing Costs, Subdivision Reference #148/71
Lot "A", Block 17, D.L. 155A, Plan 5168, Willard Avenue at
Marine Drive

Following is a report from the Planning Director dated March 14, 1973 regarding a proposal whereby the Municipality and a developer would share installation costs for services that would benefit the subdivision and Municipally-owned property.

The policy of sharing servicing costs has in the past only been implemented where the Municipality was in a position to virtually get an immediate return on its investment. In this particular case the Municipal property is zoned A2. Seventeenth Avenue is proposed to be closed, and the Municipality must make some decision on giving up all or at least a part of the right-of-way for the proposed "road" south of the subdivision. Additional services will be required before the Municipality could entertain placing its property on the market. At present we do not propose to recommend development of the Municipal property in the near future. It is therefore felt by the Municipal Manager that a Municipal contribution to this subdivision would be premature at this point in time, especially considering our priorities for funds. It would be kept in mind that if the Municipality does not share in the costs of servicing and providing the "road" right-of-way, it may make the subdivision such that it is not economically viable.

RECOMMENDATION:

THAT no contribution be made towards the cost of servicing this subdivision at this point in time. * * * *

PLANNING DEPARTMENT

MARCH 14, 1973

OUR FILE: SD 148/71

RE: LOT "A", BLOCK 17, D.L. 155A, PLAN 5768
SUBDIVISION REFERENCE #148/71
WILLARD AVENUE AT MARINE DRIVE

Attached is a copy of a letter of tentative approval, and a sketch of the above subdivision which make reference to the fact that should the subdivider proceed with the subdivision a recommendation would be made to Council that the Corporation contribute towards the cost of installing those services that would benefit Corporation-owned land to the extent of \$18,900.00 or the contract price of the services whichever is the least amount.

The Corporation owns the land between 16th Avenue and 17th Avenue to the south of the new road and the cost breakdown provided by the Engineering Department is shown on page 1 of the attached letter of tentative approval.

We have now been advised in writing by Mr. Jung Sander, that he is acting as agent for the owner, that he wishes to proceed with the subdivision, and to know if Council will approve sharing in servicing costs under the Benevolent Subdivision Servicing Policy. (This assumes agreement on acquisition by the developer of the proposed right-of-way under current Municipal ownership).

RECOMMENDATION

THAT the Corporation contribute towards the cost of installing those services within the above subdivision that will benefit Corporation-owned land to the extent of \$18,900 or a figure which reflects the appropriate proportion of the actual contract price, whichever is the least amount.

(Signed)

A. L. PARR
DIRECTOR OF PLANNING

Attachments

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