

RE: REQUEST TO PURCHASE
3771 ELMWOOD STREET (TRIMBLE)

ITEM 20
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

The following is the report of the Land Agent dated July 14, 1975 regarding the above.

The Planning Department advises that a field inspection has been conducted of the area and that:

1. The existing creek banks on either side are extremely steep with very sparse natural vegetation or ground cover. While channelization and lining would protect the creek from any possible erosion, a severe safety hazard on the side slopes would still remain due to the difference in elevation between the adjacent lots and the creek bed (approximately 15'). Because of this it would not be feasible to retain the watercourse in an open condition.
2. It was also noted that the existing culvert on Lot 21B has been recently extended about 30' and filled within the Corporation lot. It would now be impossible to return this area of the creek to a condition approaching that of its original natural state.

RECOMMENDATIONS:

1. THAT the offer of \$5,500 by Mr. & Mrs. J. E. Trimble, be accepted subject to:
 - (a) The consolidation of Lot 21C with Lot 21B.
 - (b) Enclosure of the watercourse (approximately 80') traversing Lot 21C by the applicant to full municipal standards, including submission of design drawings and inspection of the works.
 - (c) The provision of a 15' wide easement covering the drainage works to be installed; and
2. THAT the applicant pay all of the costs of such work involved.

TO: MUNICIPAL MANAGER
Lands Department
July 14, 1975

FROM: ASSISTANT LAND AGENT

SUBJECT: REQUEST TO PURCHASE - 3771 ELMWOOD STREET (TRIMBLE)
Lot 21C, Block 9, D.L. 68, Plan 980

Mr. and Mrs. J. E. Trimble, adjoining owners of the above-described property, have requested that they be allowed to purchase the municipal owned property West of them for consolidation with Lot 21B, Block 9, D.L. 69, Plan 980 (3775 Elmwood Street).

The municipal property has an open ravine of approximately 15 ft. depth with an existing water course. Mr. Trimble has agreed to culvert the water course and fill in accordance with our Engineering Department's specifications. He is prepared to grant the Municipality a 15 ft. easement to cover the drainage works which would traverse the property (see attached sketch). All costs of such work are to be borne by the purchaser.

The lot is to be sold subject to consolidation with Lot 21B.

The agreed price is \$5,500.00 of which 10% has been paid In Trust, subject to Council's approval.

It is the Trimble's intention to construct a pool on the acquired land. The cost of the required work and the restrictive easement denies any residential development.

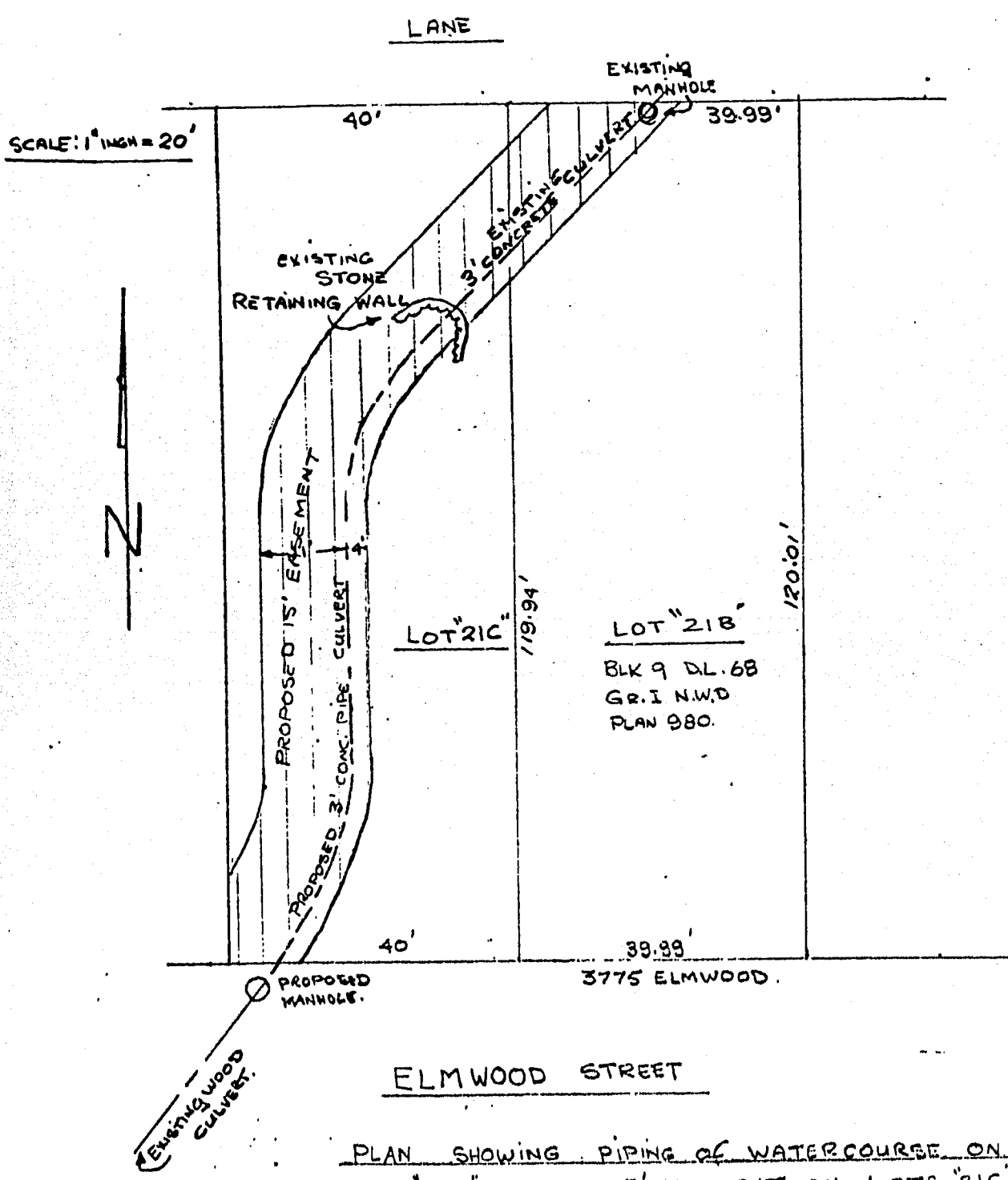
We feel the offer is reasonable and would recommend acceptance.

FAE:iem
Enc.

H. Hargreaves
H. Hargreaves
for E. W. Grist
Land Agent

cc: Director of Planning
Municipal Engineer

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PLAN SHOWING PIPING OF WATERCOURSE ON
LOT "21C" ALSO 15' EASEMENT ON LOTS "21C"
"21B."

DRAWN BY: JOHN E TRIMBLE 3775 ELMWOOD ST. Bby. L.
433-9588