

ITEM 3
MANAGER'S REPORT NO. 31
COUNCIL MEETING April 28/75

Re: Proposed Sale of Municipal Property
Lot 4, Block 82, D.L. 127, Plan 4953
Except: Firstly - Pcl. "A", Expl. Plan 7386
Secondly - Pt. on Expl. Plan 15331 (Balic)

Following is a report from the Land Agent regarding the proposed sale of Municipal property on Sunningdale Road.

A single family dwelling is presently situated on Mr. Balic's property at 275 South Howard Avenue. Although we do not know how he would utilize the two parcels if they were to be consolidated as proposed, it should be pointed out that he would have a duplex lot as the result of consolidation.

RECOMMENDATION:

1. THAT the subject property be sold for \$4,500 (\$1.23 per square foot), subject to the following conditions:
 - a) A 20 foot easement over the westerly 20 feet as shown on the attached sketch; and
 - b) Consolidation with Parcel "A", Expl. Pl. 7386 of Lot 4, Blk. 82, D.L. 127, Pl. 4953.

TO: Municipal Manager * * * * * April 18, 1975

FROM: Land Agent

re: REQUEST TO PURCHASE MUNICIPAL PROPERTY
Lot 4, Blk. 82, D.L. 127, Pl. 4953
Except: Firstly - Pcl. "A", Expl. Pl. 7386
Secondly - Pt. on Expl. Pl. 15331 (BALIC)

This Department has received a request from Mr. Steven Balic of 275 South Howard Ave., to purchase the subject lot (Sketch A).

This lot consists of an area of 3,643 sq. ft. and on its own does not constitute a buildable lot. It has caused considerable problems over the years inasmuch as it becomes unsightly with brush, garbage, etc., necessitating an expenditure of money every year for cleanup.

Our Planning and Engineering Departments have no objections and it is the opinion of this Department that the subject property be sold to Mr. Balic, subject to a 20 ft. easement over the westerly 20 ft. and consolidation with his own property, Parcel "A", Expl. Pl. 7386 of Lot 4, Blk. 82, D.L. 127, Pl. 4953.

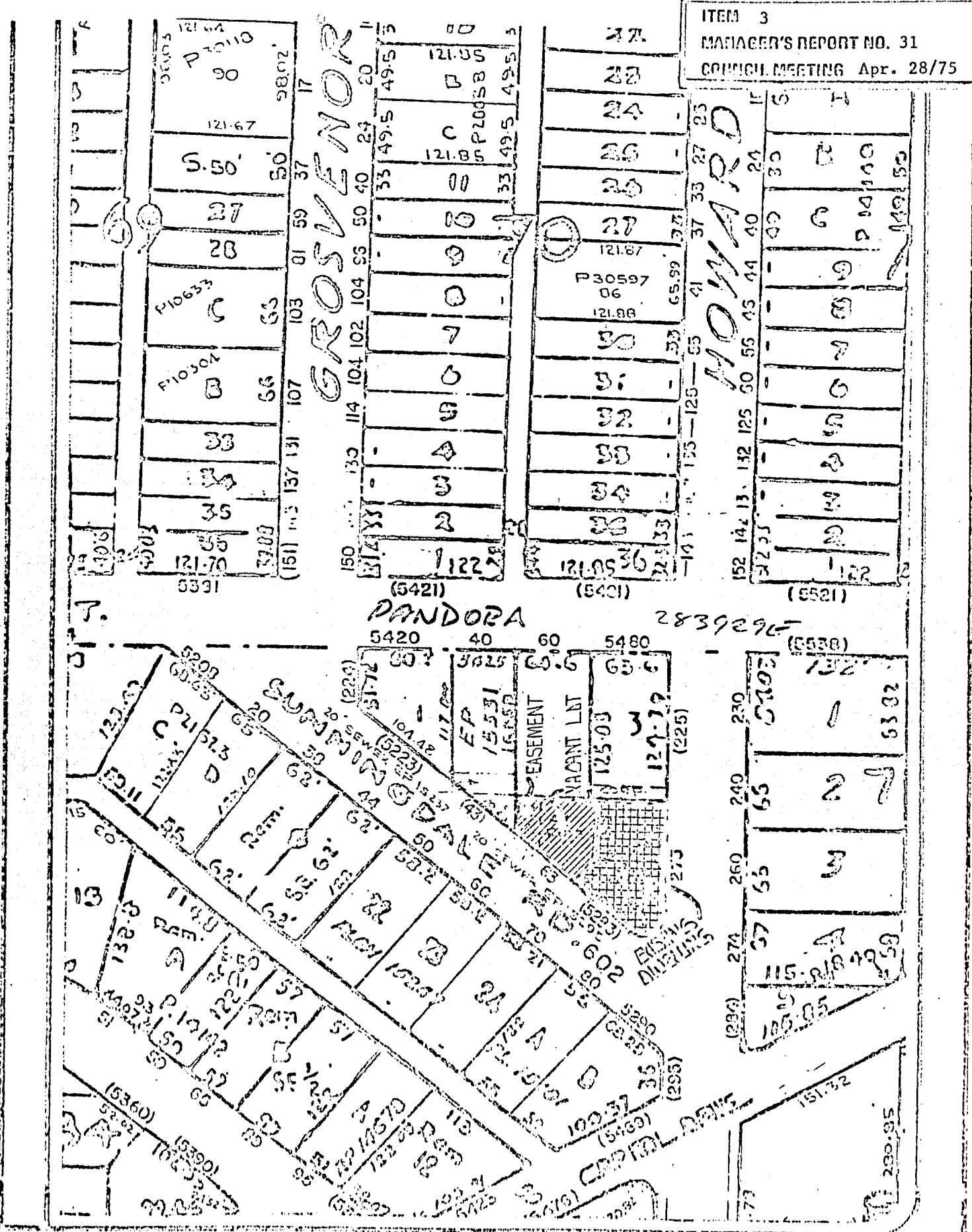
The fact that the subject lot is not buildable standing alone greatly reduces its value compared to other buildable lots in the area. Our sale price of \$4,500.00 has been calculated on this basis and we feel that it is fair and reasonable and would recommend that it be sold under the above stated terms.

RPA:dm
Tns.



H. W. Glick
H. W. Glick
Land Agent

cc: Director of Planning
Municipal Engineer
Municipal Clerk
Municipal Solicitor

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SCALE	1" = 100'
DRAWN	
DATE	April 74

 Subject Property.
 Applicant's Property.
 SKETCH A