

RE: REQUEST TO PURCHASE MUNICIPAL PROPERTY
 LOT 21C, BLOCK 9, D.L. 68, PLAN 980
 3771 ELMWOOD STREET (TRIMBLE)
 (Item 20, Report No. 49, July 21, 1975)

ITEM 34
 MANAGER'S REPORT NO. 51
 COUNCIL MEETING Aug. 5/75

On July 21, 1975, Council tabled a report regarding a proposal to sell the subject lot for consolidation with an adjoining, privately-owned property. Council specifically requested additional information on (a) the rationale for the establishment of the recommended price, and (b) the suitability of the subject lot as a separate residential lot following completion of filling operations. The following report from the Land Agent contains the additional information that has been requested by Council on this matter.

RECOMMENDATIONS:

1. THAT Item 20, Report No. 49, July 21, 1975 be lifted from the table; and
2. THAT the offer of \$5,500 by Mr. and 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
3. THAT the applicant pay all of the costs of such work involved.

* * * * *

TO: MUNICIPAL MANAGER
 LANDS DEPARTMENT
 July 31, 1975

FROM: LAND AGENT

SUBJECT: REQUEST TO PURCHASE
 Lot 21C, Block 9, North-west Part of D.L. 68, Plan 980
 3771 Elmwood Street (Trimble)

Our appraisal of the subject property took into consideration the following factors affecting the value.

Zoning R5: Requires side yards of not less than 10% of width.

The location of the culvert pipe is approximately 18 ft. from the West property line. Allowing for adequate clearance, an easement of 15 ft. is required. This effectively eliminates the West 20 ft. from any development.

Allowing for the side yard requirements, the size of building permitted on the lot would be 16 ft. wide by approximately 50 ft., or 800 sq. ft. +/-.

See attached sketch.

1. Value by Consolidation:

By adding a further 40 ft. width to Lot 21B, the resulting size of lot qualifies as a duplex lot under the R5 zoning requirements, increasing the value to approximately \$43,000. Deducting the value of Lot 21B, \$28,000, the value of municipal land would be \$15,000.

Value of municipal land	\$15,000
LESS cost of site preparation:	
Cost of installation of 95 lin. ft. of 36" storm @ \$50 per lin. ft.	\$4,750
Approx. 266 yds. fill in place	1,250
Value of easement to municipality	1,500
	9,500
Value of land by consolidation	\$5,500

ITEM 34 MANAGER'S REPORT NO. 51 COUNCIL MEETING Aug. 5/75

We must recognize that the lots in the area are predominantly 50 ft. wide. R5 zoning has a minimum lot requirement of 50 ft. width. The Planning Department has advised that they would be unable to enforce the 50 ft. width minimum in this case.

2. Value as Single Family Lot:

Value of unencumbered single family 40 ft. lot	\$28,000	
LESS loss of value to easements	<u>10,000</u>	
Value of lot	\$18,000	
Allowance for land fill settlement period of 3 yrs. @ 12% per annum \$18,000 x .704960 - present worth	\$12,689	
LESS site preparation	<u>9,500</u>	
Current value as single family site	\$ 3,189	say <u>\$3,200</u>

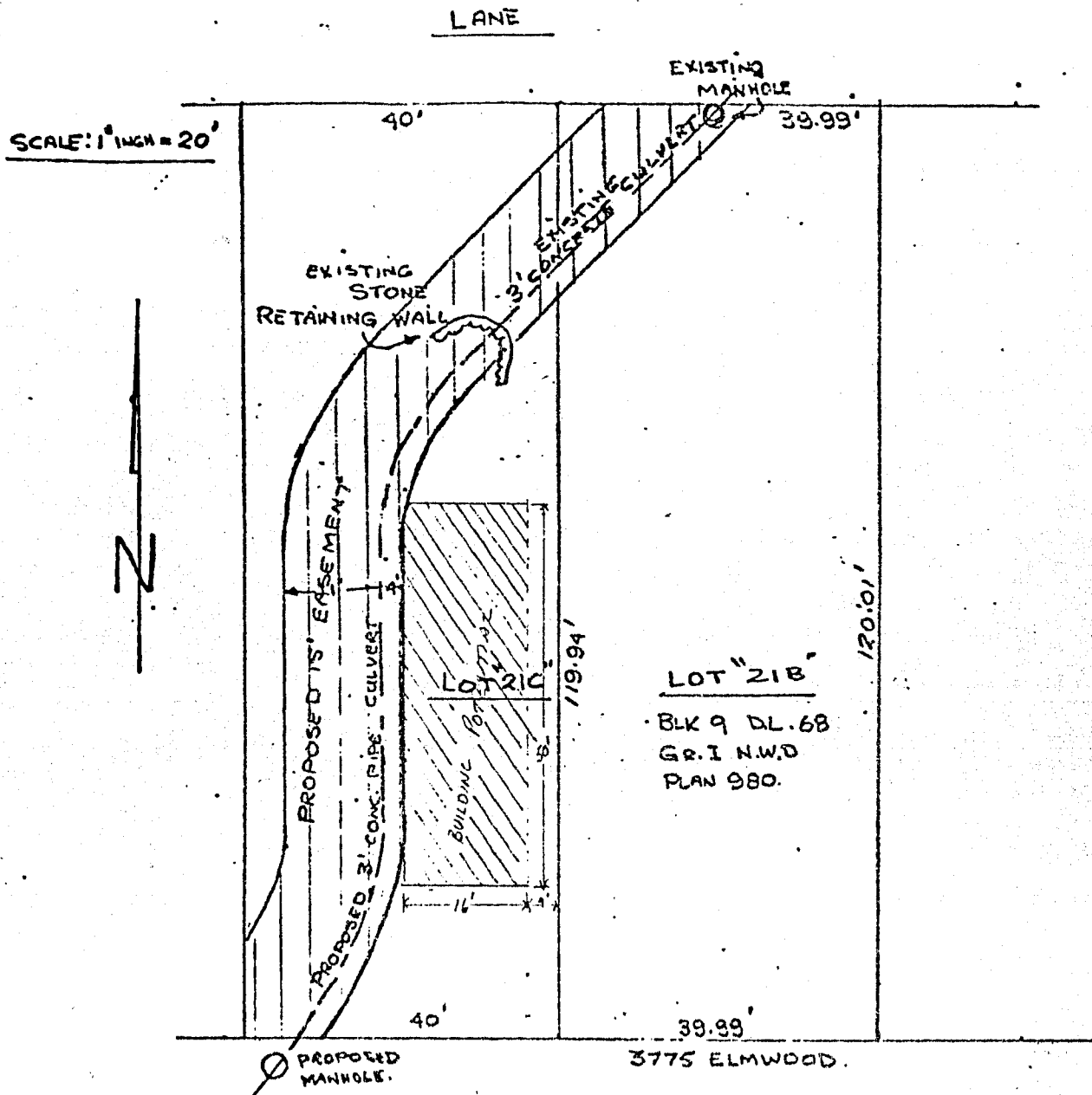
It is the opinion of this Department that to sell, subject to consolidation, would be to our best advantage.

FAE:ms.
Enc.

E. W. Grist
E. W. Grist
Land Agent

cc: Director of Planning
Municipal Engineer

ITEM 34
 MANAGER'S REPORT NO. 51
 COUNCIL MEETING Aug. 5/75



ELMWOOD STREET

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

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