

ITEM 8
MANAGER'S REPORT NO. 33
COUNCIL MEETING May 5/75

Re: Proposed Sale of Municipal Land
D.L. 207, Block 7, Lot B, Plan 4032

Following is a report from the Director of Planning regarding the proposed sale of the subject 20' x 238' strip of Municipal land.

The land was acquired by the Municipality in 1934 as the result of a tax sale.

Sketch B shows recent sales of property in the area.

The Land Agent believes that the negotiated price is reasonable and recommends acceptance.

RECOMMENDATIONS:

1. THAT the subject land be sold for \$3.14 per square foot or \$14,959.60; and
2. THAT Council approve the road dedication as outlined in the Planner's report.

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PLANNING DEPARTMENT
APRIL 29, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PROPOSED SALE OF MUNICIPAL LAND
D.L. 207, BLOCK 7, LOT B, PLAN 4032

The Planning Department is in receipt of a subdivision application from Villa Realty, who is acting as agent for the owners of D.L. 207, Block 7, Lot 7, Plan 4032. As shown on the attached sketch, this property abuts municipal land and can only be developed in conjunction with a 20 foot strip of the subject municipal property.


It has been determined that the subject sale will not interfere with the future subdivision of the remaining municipal land to the east. It is also in order that a 20 foot x 50 foot road dedication be approved which will allow full road construction by the developer to proceed up to the boundary of the remaining municipal land (see sketch).

The Land Agent recommends that the subject property be sold for \$3.14 per square foot and the owner, Mr. Zuliani, through his agent, has agreed to this price.

RECOMMENDATION

THAT Council approve the sale of the subject property in the amount of \$3.14 per square foot.

THAT Council approve the road dedication as outlined above.


A. L. PRATT
DIRECTOR OF PLANNING

HR:cw
Att.

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D.L. 207

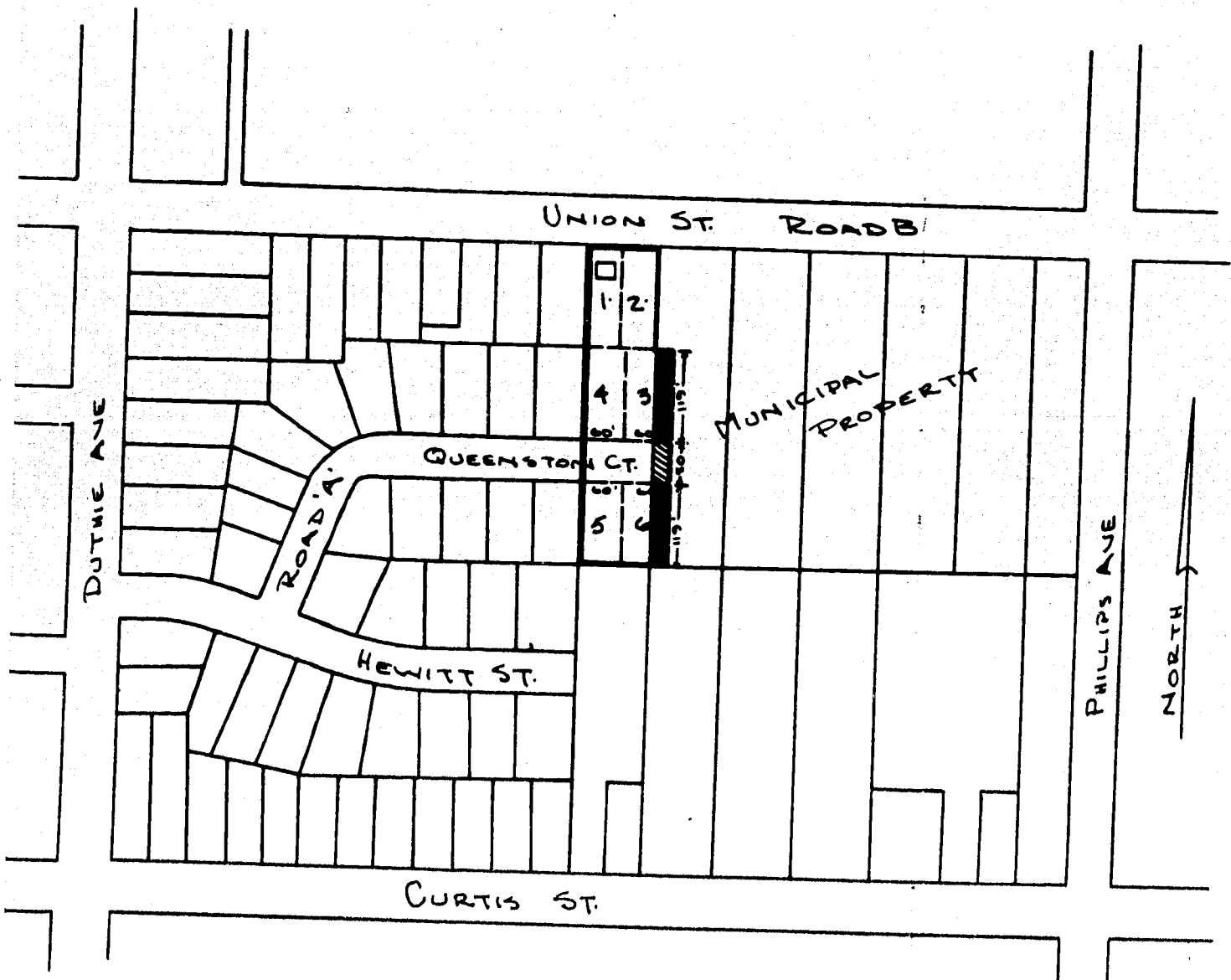
S.D. 198174


BLOCK 7


ZONING R9

LOTS 748

PLAN 4032



ROAD DEDICATION FROM MUNICIPAL LAND 

SALE OF MUNICIPAL LAND 

PLOT PLAN REQ'D FOR EXISTING HOUSE

SCALE 1" = 200'
FEB '75 HR

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Item	Purchased	Price	Lot Size	Sq. Ft.	Sq. Ft. Value
1.	1973	\$28,800.	72 x 143.9	10,360.80	\$2.77
2.	1/1974	31,000.	60 x 147.95	8,517	3.63
3.	5/1974	31,000.	59.02 x 141.95	8,377.88	3.70
4.	1/1974	26,900.	72.5 x 132.01	9,570.72	2.81
5.	12/1973	31,900.	66 x 136.35	8,999.10	3.54

Servicing costs, Engineering, Inspection, Construction, etc. - Approx. \$9,000.00 per lot

High Sales in 1973, Item 5 - \$31,900. less service cost - \$2.54 per sq. ft.
 High Sales in 1974, Item 3 - \$31,000. less service cost - \$2.62 per sq. ft.

