

ITEM 10
MANAGER'S REPORT NO. 79
COUNCIL MEETING Dec. 8/75

Re: SALE OF MUNICIPAL LAND AT CAPITOL DRIVE
AND EAST HASTINGS STREET
Lot 1, Blk. 90, D.L. 127, Plan 4953;
Lot 2, Exc. Sk.10950, Blk. 90, D.L. 127, Plan 4953
Rezoning Reference #36/75

Following is a report from the Director of Planning on the proposed sale of the subject properties.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
DECEMBER 4, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: SALE OF MUNICIPAL LAND AT CAPITOL DRIVE
AND EAST HASTINGS STREET
Lot 1, Blk. 90, D.L. 127, Plan 4953;
Lot 2, Exc. Sk.10950, Blk. 90, D.L. 127, Plan 4953
Rezoning Reference #36/75

BACKGROUND

On September 22, 1975 the subject rezoning request to develop a three-storey strata title apartment building received favourable consideration of Council and was forwarded to a Public Hearing on October 21, 1975. Subsequently, the Bylaw received First and Second Readings on November 24, 1975.

GENERAL COMMENTS

Requisites to the completion of rezoning include the sale of the above referred Municipal lots, the legal closure and sale of the redundant portion of Glynde Avenue and consolidation of these parcels with the remaining properties to form the net project site (see attached sketch). Any services found within this road allowance will be relocated or covered by easement, the cost of which will be the responsibility of the applicant.

The applicant is aware of the required sale and road closure and wishes to enter into negotiations with the Land Agent regarding sale of the subject parcels in order to proceed with the subject rezoning request.


RECOMMENDATION

It is recommended that:

1. Council authorize the preparation and introduction of the necessary Road Closing Bylaw,

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2. Council authorize the Land Agent to enter into negotiations for the sale of the redundant portion of the Glynde Avenue road allowance and the subject Municipal Land, and
3. the sale of the described lands be subject to the following conditions:
 - a. The submission of a suitable plan of development.
 - b. The completion of the requisite Road Closing Bylaw of that redundant portion of Glynde Avenue.
 - c. Acquisition of Municipal property in accordance with the required land assembly.
 - d. The dedication of that portion of the site deemed necessary for future road widening along Capitol Drive and East Hastings Street.
 - e. The consolidation of the net project site onto one legal parcel.
 - f. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
 - g. The granting of any necessary easements.
 - h. The deposit of sufficient monies to cover costs of all services necessary to serve the site to include the upgrading to full Municipal Standards of that portion of Capitol Drive adjacent to the subject site.
 - i. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to any existing service.
 - j. The deposit of a per unit levy (\$980.00 per unit) to go towards the acquisition of proposed neighbourhood park development in the immediate area.
 - k. The maintenance of as many existing mature trees as possible throughout the site.
 - l. The adherence to all applicable condominium guidelines as adopted by Council.


A. L. Parr,
DIRECTOR OF PLANNING.

Ad
PDS:cm

Attach.

c.c. Land Agent

