

ITEM	7
MANAGER'S REPORT NO.	17
COUNCIL MEETING	Mar. 7/77

Re: DEMOLITION OF MUNICIPAL PROPERTY
LOTS 8, 9, 10, BLOCK 7, D.L. 121, GROUP 1, PLAN 1054
4228 ALBERT STREET
(Item 8, Report No. 15, February 28, 1977)

Council on February 28, 1977 tabled a report on the proposed demolition of a municipally owned house at 4228 Albert Street. The additional information that Council requested on this matter is contained in the following report from the Director of Planning.

RECOMMENDATIONS:

1. THAT Item 8, Report No. 15, dated February 28, 1977 be lifted from the table; and
2. THAT the house and garage at 4228 Albert Street be demolished.

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PLANNING DEPARTMENT
MARCH 2, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED DEMOLITION OF HOUSE AND GARAGE AT
4228 ALBERT STREET
Lots 8, 9 and 10, Blk. 7, D.L. 121, Pl. 1054

At the February 28 meeting of Council, Item 8 Manager's Report No. 15 was received and tabled by Council, pending an indication of the status of the contemplated exchange of properties on Albert Street, including the subject properties.

At the November 8, 1976 Council meeting, Council adopted the following recommendations (Item 12, Manager's Report No. 71, November 8, 1976):

1. THAT the Municipality offer to enter into a land exchange involving the two lots at 4204 Albert Street for two lots owned by the Municipality between 4224 and 4228 Albert Street and that the applicant purchase the remaining two Municipal lots, all within the context of a rezoning application for the central site within this block (4224 - 4250 Albert, 4227 - 4245 Hastings) for a RM5-type Comprehensive Development residential proposal; and
2. THAT should the applicant not wish to enter into the exchange/purchase from the Municipality noted in Recommendation #1, that the Land Agent be authorized to pursue negotiations to acquire the two lots at 4204 Albert Street if offered for purchase to the Municipality by the present owners.

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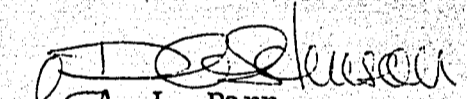
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The solicitor for the owners of 4204 Albert Street subsequently confirmed their interest in pursuing negotiations on the basis of Recommendation No. 1. In the past months the Land Agent has been in correspondence with the applicant and negotiations are proceeding toward a suitable exchange or purchase of the properties.

In response to an exchange proposal by the Land Agent contained in his letter of December 20, 1976, the Solicitor for Baxter and Kidd Holdings Limited has advised that his clients are not prepared to purchase the four Municipal lots by way of exchange on the terms proposed, but rather they would be prepared to sell their lots 1 and 2 to the Municipality.

At this point in time we are not able to say whether a suitable exchange will be able to be worked out for recommendation to Council or whether negotiations will lead to a proposal for an outright purchase. However negotiations are continuing and Council will be advised of the results in due course.

In any event the purpose of the exchange is related to redevelopment of the properties and hence the value to be considered in any exchange negotiation is the value of the land. On this basis the Planning Department would support the Manager's recommendation that the existing house and garage be demolished, with the understanding that negotiations for exchange of the land will proceed.


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm

c.c. Chief Building Inspector
Land Agent