

ITEM 20 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 50
COUNCIL MEETING 1978 07 04

Re: INDUSTRIAL DEVELOPMENT IN THE BOUNDARY ROAD/MARINE WAY
INDUSTRIAL AREA
CRITICAL PATH CHART
(Item 24, Report No. 69, 1977 October 11)
(Item 7, Report No. 10, 1978 February 06)
(Item 14, Report No. 38, 1978 May 15)

The following is a report dated June 26 from the Director of Planning regarding the above.

In order to clarify the critical path chart, the following comments should be considered.

1. With respect to the question of sale versus lease noted in Process Sequence #7, that question will need to be answered only if we proceed along Activity line "f".
2. If we decide to recommend filling and pre-servicing (Activity line f), we will have to determine how much of the subdivision we would put on the market and what parts of it we would put on the market at any particular time, and hence Activity/Sequence h-7. As a matter of fact this Activity will be ongoing, because the market may change quite rapidly.
3. When we say "tender subject to appropriate conditions" in Activity/Sequence k-9 we are referring to administrative conditions and are not referring to any extraordinary development control. The same remarks can be made with respect to the "terms of reference for tendering of serviced sites" referred to in Activity/Sequence m-10.
4. The Land Agent feels that the soils consultants report should be kept confidential, as he is concerned about the liability that we might have if we released it and it were not correct. We will keep this in mind when we receive the report.

RECOMMENDATION:

1. THAT the Industrial Development Process Chart prepared by the Director of Planning and attached to this report item be used as a policy guide to the preparation of the subject industrial lands for development purposes.

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PLANNING DEPARTMENT
1978 JUNE 26
OUR FILE: 15.101

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: INDUSTRIAL DEVELOPMENT PROCESS: BOUNDARY ROAD/MARINE WAY INDUSTRIAL AREA

At its meeting of 1978 April 03, Council requested that the Planning Department prepare a critical path chart that would outline the process associated with the proposed development of the Boundary Road/Marine Way industrial area. The attached chart has been prepared in response to this directive and outlines the general sequence of events involved in the process. Also included is a projected timetable for the program assuming that Council elected to pre-service Municipal lands prior to their sale or lease.

Each of the implementation stages contained in the report Boundary Road/Marine Way Industrial Area, which was considered by Council on 1978 February 13, would be involved to varying degrees with the process outlined and would allow Council the opportunity at the commencement of each stage to reconsider earlier decisions with respect to such items as pre-servicing Municipal lands or as to whether the lands should be sold or leased. 179

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It is intended that the process chart as submitted will be used as a policy guide to the preparation of the subject industrial lands for their disposal for industrial development purposes. Should Council concur with the program outlined, staff would initiate the recommendations pertaining to this subject matter that were adopted by Council at its meeting of 1978 February 13 (Item 7, Municipal Manager's Report No. 10) in accordance with the sequence of procedures contained in the critical path chart.

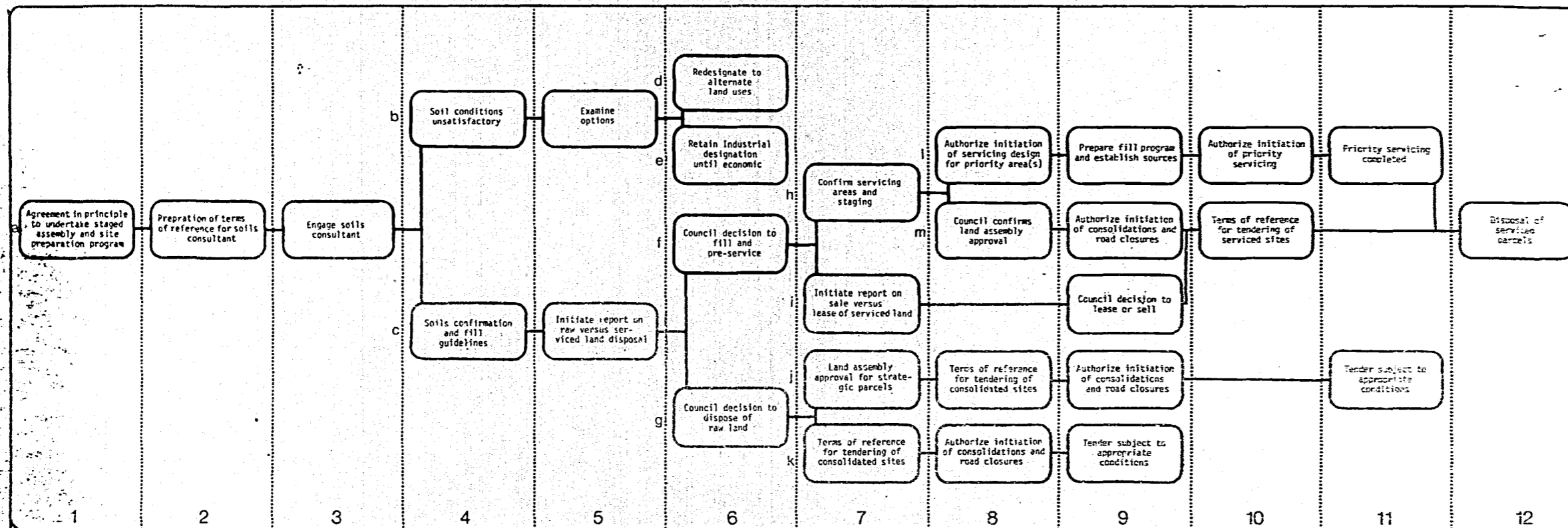
RECOMMENDATION

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THAT Council approve the industrial development process chart attached to this report item as a policy guide to the preparation of the subject industrial lands for their disposal for industrial development purposes.

JSB/ds
attachment
cc Municipal Engineer
Land Agent
Municipal Treasurer


A. L. Parr
DIRECTOR OF PLANNING



a to m : Activity Reference
 1 to 12 : Process Sequence Reference

**ANTICIPATED DEVELOPMENT PROCESS TIMETABLE
 (Assuming Preservicing Decision)**

ACTIVITY/SEQUENCE REFERENCE (FROM CHART)	PROJECTED DATE
a-1 (program approval in principle)	1978 Feb.
a-2 (consultant's terms of reference)	1978 Apr.
a-3 (engage soils consultant)	1978 May
c-4 (soils confirmation and fill guidelines)	1978 July
c-5 (initiate report on raw versus serviced land disposal)	1978 Aug.
f-6 (Council decision to fill and pre-service)	1978 Sept.
h-7 (confirm servicing areas and staging)	1978 Sept.
i-7 (initiate report on sale versus lease of serviced land)	1978 Sept.
i-8 (authorize initiation of servicing design of priority area(s))	1978 Oct.
m-8 (Council confirms land assembly approval)	1978 Oct.
l-9 (prepare fill program and establish sources)	1978 Nov.
m-9 (authorize initiation of consolidations and road closures)	1978 Nov.
i-9 (Council decision to lease versus sell serviced land)	1978 Nov.
l-10 (authorize initiation of priority servicing)	1979 Apr.
m-10 (terms of reference for tendering of serviced sites)	1979 Apr.
l-11 (priority servicing completed)	1979 Nov.
m-12 (disposal of serviced parcels)	1980 Mar.

**Industrial Development Process
 BOUNDARY ROAD/MARINE WAY INDUSTRIAL AREA**

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