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| ITEM                 | 18         |
| MANAGER'S REPORT NO. | 12         |
| COUNCIL MEETING      | 1979 02 12 |

Development in this area is guided by the Implementation Report on Industrial Development in the Boundary Road-Marine Way Industrial Area which was adopted by Council on 1978 February 13. The attached Figure 2 illustrates the proposed road configuration and development plan. Council will note that the intersection of Boundary Road and Keith Street is proposed to be closed to facilitate the future reconstruction of Boundary Road.

153

In order for Keith Street to be constructed to an industrial standard and for the intersection to be closed, it will be necessary to widen the existing 33 foot (10.06 m) right-of-way to 66 feet (20.12 m), as illustrated on the attached Figure 3. Inasmuch as this widening must be obtained from the Foilrapp Limited lands, it is opportune to obtain this right-of-way at the time the Municipal lands are sold to Foilrapp Limited.

At the time the Foilrapp property was developed, the buildings were sited to reflect the acquisition of this additional right-of-way.

EXISTING SITUATION:

At the present time the Municipal lands are not serviced. In order for the sale to take place and for the lands to be consolidated, they must be serviced. The Municipal Engineer has estimated the cost of constructing the following services to be \$82,000:

(a) Watermains - \$8,000.

Extend the existing watermain on Joffre Avenue north to Keith Street and west along Keith Street for a distance of approximately 150 feet to tie into the existing main.

(b) Sanitary Sewers - \$25,000.

Construct an 18 inch diameter sewer on piles on Joffre Avenue north to Keith Street for a distance of approximately 145 feet.

(c) Storm Sewers - \$18,500.

Construct a 43 inch diameter sewer on Joffre Avenue north to Keith Street for a distance of approximately 120 feet.

(d) Street Lights - \$1,500.

Install one ornamental street light on Joffre Avenue.

(e) Roads - \$29,000.

Construct a 46 foot curb and roadway on Joffre Avenue for a distance of approximately 115 feet. Construct approximately 100 feet interim pavement on Keith Street to tie into the existing pavement.

In addition, an easement will be required for the future construction of a sanitary sewer pump station as shown on the attached Figure 3.

It is proposed that the subject Municipal lands be sold as serviced land. In view of the fact that the level of servicing required at this time will cost an estimated \$82,000, the property must be sold at \$4.35 per square foot for the Corporation to be in a "break-even" position. It should be noted that, while the Corporation does not make any immediate profit on this particular land sale, the servicing will permit the future sale of additional Municipal lands at the southeast corner of Keith Street and Joffre Avenue (see Figure 3).

The Land Agent has recommended that payment for the serviced Municipal parcel be as follows:

- (a) the lands required for the Keith Street widening would be deemed to be the deposit for the acquisition. These lands comprise approximately 9,570 square feet which are valued at \$41,630.
- (b) the payment of compensation in the amount of \$40,550 to be carried by an Agreement For Sale at current interest rates over a period of three (3) years.


In view of the fact that part of the Municipal land to be sold is a redundant lane right-of-way, the sale would be expedited if a Highway Exchange By-Law was initiated as shown on the attached Figure 4. This exchange by-law would be subject to the conditions of the land sale as described herein.

ADDITIONAL MUNICIPAL BENEFIT:

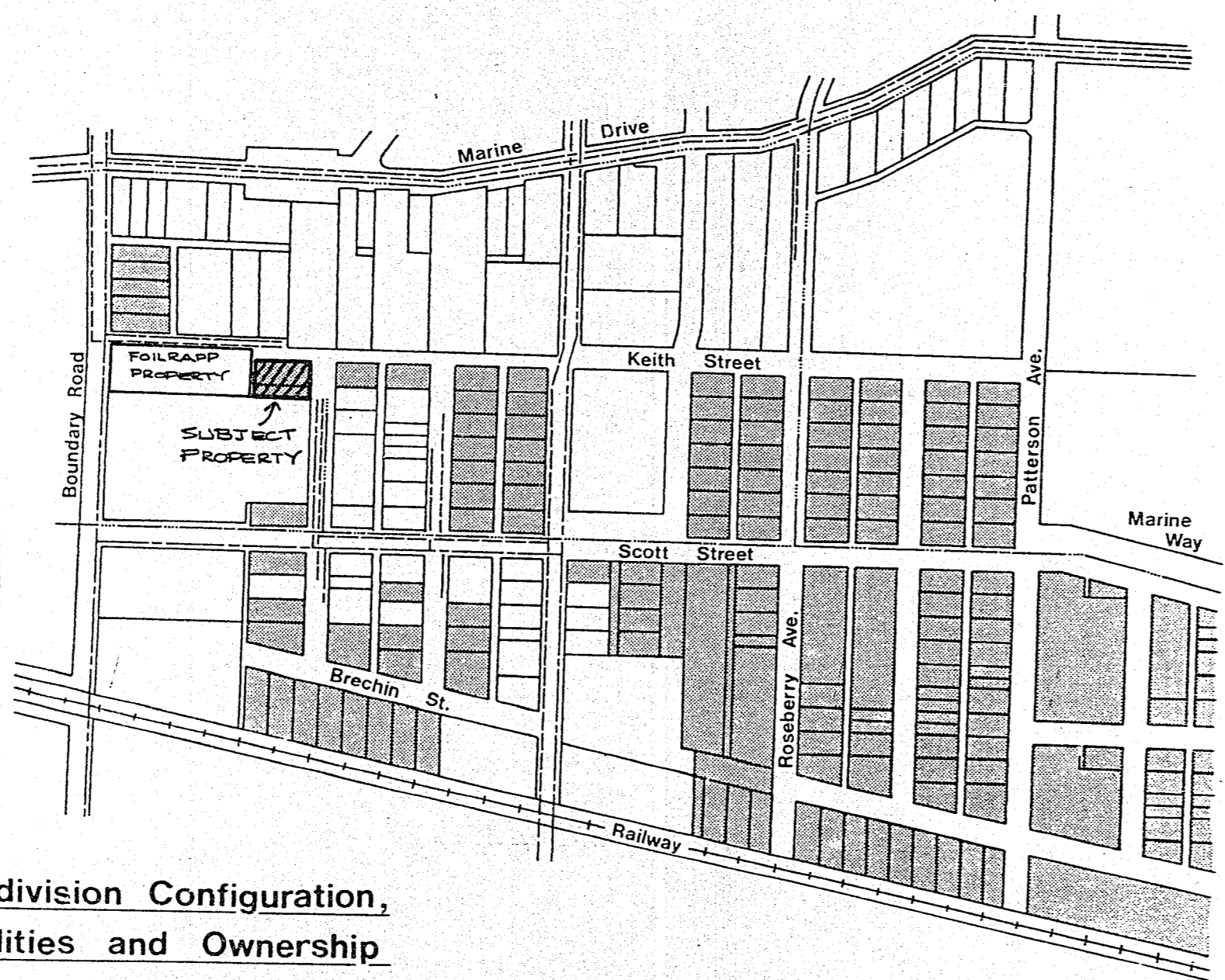
On the surface, it would appear as though there is little benefit in servicing the land and selling it on a "break-even" situation. However, in the subject case, substantial direct benefits will accrue to the Corporation as follows:

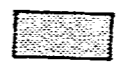
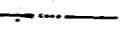
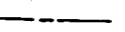
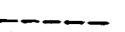
- (a) As noted previously, the Municipal lands at the southeast corner of the intersection of Keith Street and Joffre Avenue will also be partially serviced as a result of the sale. In fact, the servicing of these lands will be reduced by approximately \$49,000.
- (b) The full industrial right-of-way on Keith Street will be secured.
- (c) The construction of the balance of Joffre Avenue and Keith Street will permit the closure of the intersection of Boundary Road and Keith Street as illustrated on Figure 2.
- (d) The potential sale of the Municipal lands on Boundary Road north of Keith Street (see Figure 3), will be enhanced through the acquisition of the Keith Street right-of-way and the proposed road connection.
- (e) The Foilrapp Limited industrial facility will be able to expand with the resultant increase in tax revenues and employment opportunities.
- (f) The private lands on the north side of Keith Street will be in a better position to be developed.

160

  
A. L. Parr  
DIRECTOR OF PLANNING

PB/sam  
Attachments  
cc: Municipal Solicitor  
Municipal Engineer



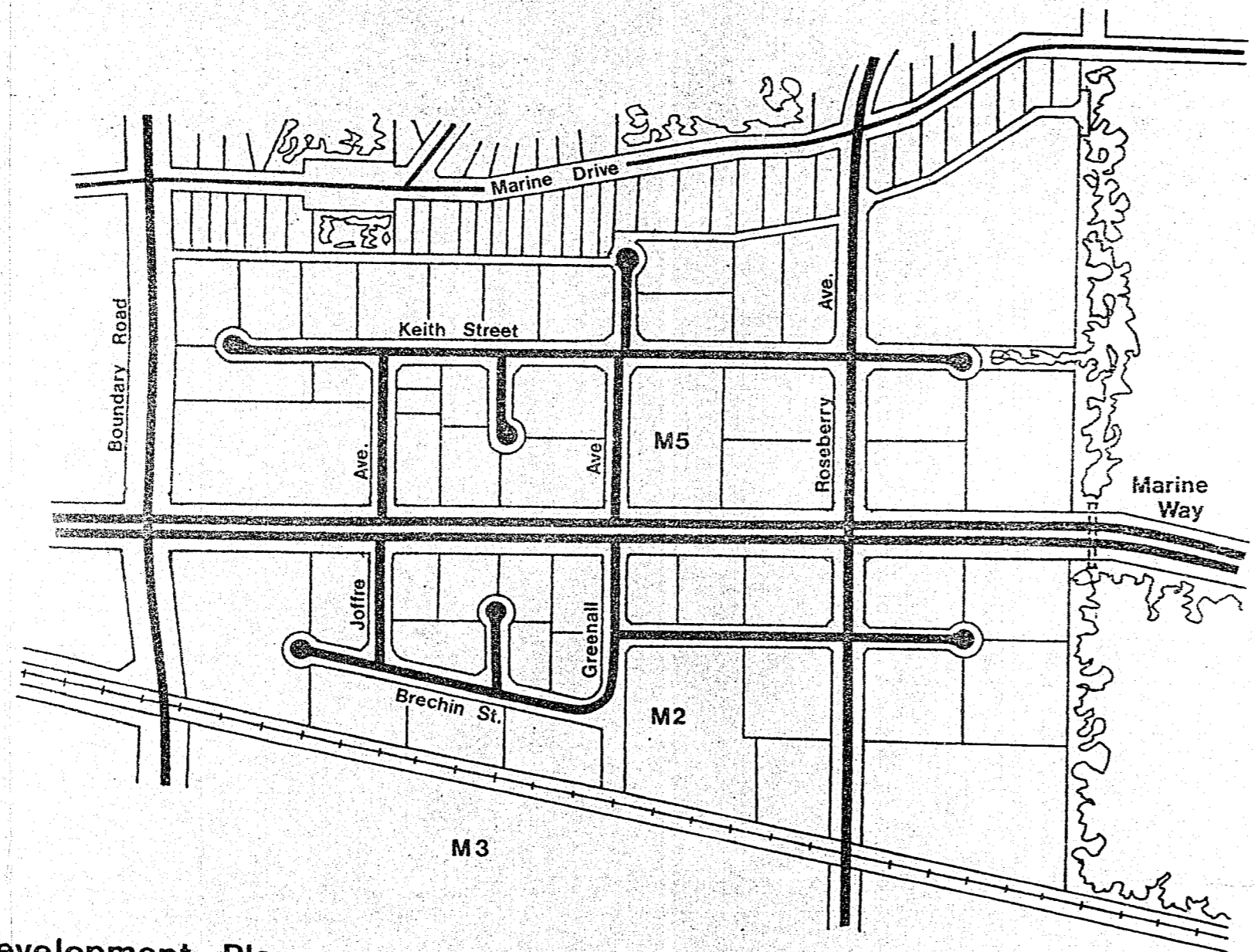
-  Municipal Land
-  Sanitary Sewers
-  Watermains
-  Natural Gas

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|----------------------|-------------|
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Figure 1



Existing Subdivision Configuration,  
Municipal Utilities and Ownership  
Boundary Road-Marine Way Industrial Area



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|----------------------|------------|
| ITEM                 | 18         |
| MANAGER'S REPORT NO. | 12         |
| COUNCIL MEETING      | 1979 02 12 |

Figure 2



162

Proposed Development Plan  
Boundary Road - Marine Way Industrial Area