

ITEM	14
MANAGER'S REPORT NO.	45
COUNCIL MEETING	1979 06 25

RE: COUNCIL INQUIRY 1979 JUNE 18
 PHASING OF SERVICING RELATED TO THE MARATHON DEVELOPMENT
 PROJECT AT CANADA WAY/LEDGER/NORLAND (RZ29/73)

Following is a report from the Director of Planning in response to a Council Inquiry 1979 June 18 regarding the above.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER 1979 June 19
 FROM: DIRECTOR OF PLANNING
 RE: COUNCIL INQUIRY 1979 JUNE 18 -
 PHASING OF SERVICING RELATED TO THE MARATHON DEVELOPMENT
 PROJECT AT CANADA WAY/LEDGER/NORLAND
 (RZ 29/73)

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

Council, on 1979 June 18, made an inquiry as to the phasing of the servicing works related to the Marathon Realty Development project located on the site north of the Municipal Centre bounded by Canada Way, Ledger and Norland Avenues.

This project was approved by Council in 1973 for the phased construction of four office buildings. The first building was completed in 1978 and Preliminary Plan Approval for Phase II was granted on 1979 February 19. This phase is expected to proceed in the near future.

Under the terms and prerequisites of the original rezoning in 1973 there was no formal written agreement between the owners and the Municipality as to the phasing of required street works on Ledger

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and Norland Avenues vis a vis the phasing of the construction of the buildings.

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On 1979 January 24 an agreement was finally reached with Marathon to have the balance of the Ledger Avenue works completed within fourteen months of the completion of Phase II of the project and to have works on Norland Avenue completed at such time the Phase III building is undertaken.

In the interim the Municipality continues to hold a "Letter of Credit" sufficient to protect the interests of the Municipality.

In rezoning projects which involve subdivision or consolidation and also involve substantial servicing costs, servicing agreements are now utilized as a condition of subdivision. These servicing agreements will ensure that both the Municipality and the developer have a common understanding of the servicing timetable requirements.

BR
BR/nb
cc: Municipal Engineer

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING