

ITEM	10
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1980 02 18

RE: PROPOSED SALE AND CONSOLIDATION OF A MUNICIPALLY OWNED LOT
 AT 8606 JOFFRE AVENUE
 LOT 1, BLOCK 2, D.L. 161, GROUP 1, PLAN 1742, N.W.D.

Following is a report from the Director of Planning regarding the proposed sale and consolidation of a municipally owned property on Joffre Avenue.

The municipal lot in question is in a low lying area and will require some fill before it can be developed.

RECOMMENDATION:

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

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT 1980 FEBRUARY 07
FROM:	DIRECTOR OF PLANNING	
SUBJECT:	PROPOSED SALE & CONSOLIDATION OF 8606 JOFFRE AVENUE LOT 1, BLOCK 2, D.L. 161, GROUP 1, PLAN 1742, N.W.D.	Our File: 03.502 DL 161 PS-1-79

RECOMMENDATIONS:

1. THAT Council authorize the Legal and Lands Department to offer the subject property for sale at a minimum price of \$45,000.00 subject to the following items:
 - a) construction of the requisite services by the Corporation as more particularly outlined in this report,
 - b) preparation and execution of the documents necessary to complete the sale, and
 - c) preparation of the necessary survey plans.

REPORT

BACKGROUND:

We are in receipt of an offer to purchase the subject property for consolidation with the adjacent Lot 2 as shown on Figure 1 attached. The proposed purchase price is \$45,000.00 or approximately \$5.22 per square foot. The sale and consolidation of this property is consistent with the objectives for the area as adopted by Council on 1978 February 13, and illustrated on the attached Figure 4.

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EXISTING SITUATION:

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The proposed sale and consolidation will require the provision of the following services pursuant to the Subdivision Control Bylaw:

1. Sanitary Sewer: A sanitary sewer connection will be installed to the proposed site off Joffre Avenue in conjunction with the servicing to be constructed under Design No. 790004. However, an on site sewage pump will be required for this connection until such time as the Municipal pump station for this area has been constructed. At present, it is not known when construction of this pump station will take place. (Provision of the on site pump is the responsibility of the purchaser).
2. Storm Sewer: A storm sewer connection will be installed to the proposed site off Joffre Avenue in conjunction with the servicing to be constructed under Design No. 790004. As a condition of the subject development, a storm sewer is to be constructed on Keith Street from the proposed Joffre Avenue sewer east, as required by the Design Engineer. This work is to be complete with a manhole, catch basins and all other necessary appurtenances.
3. Water: Construct a water main on Keith Street from the east end of the main proposed under Design No. 790004 east across the frontage of the site as required by the Design Engineer. This work is to be complete with all necessary appurtenances.
4. Road: Construct Keith Street to an interim 20-foot paved standard across the frontage of the site as required by the Design Engineer.

It should be noted that the servicing on Joffre Avenue has been accomplished through the prior sale and consolidation of Municipal lands on the west side of Joffre Avenue to Foilrapp Industries Limited.

The Municipal Engineer has estimated the cost of providing the services applicable to the subject sale and consolidation to be as follows:

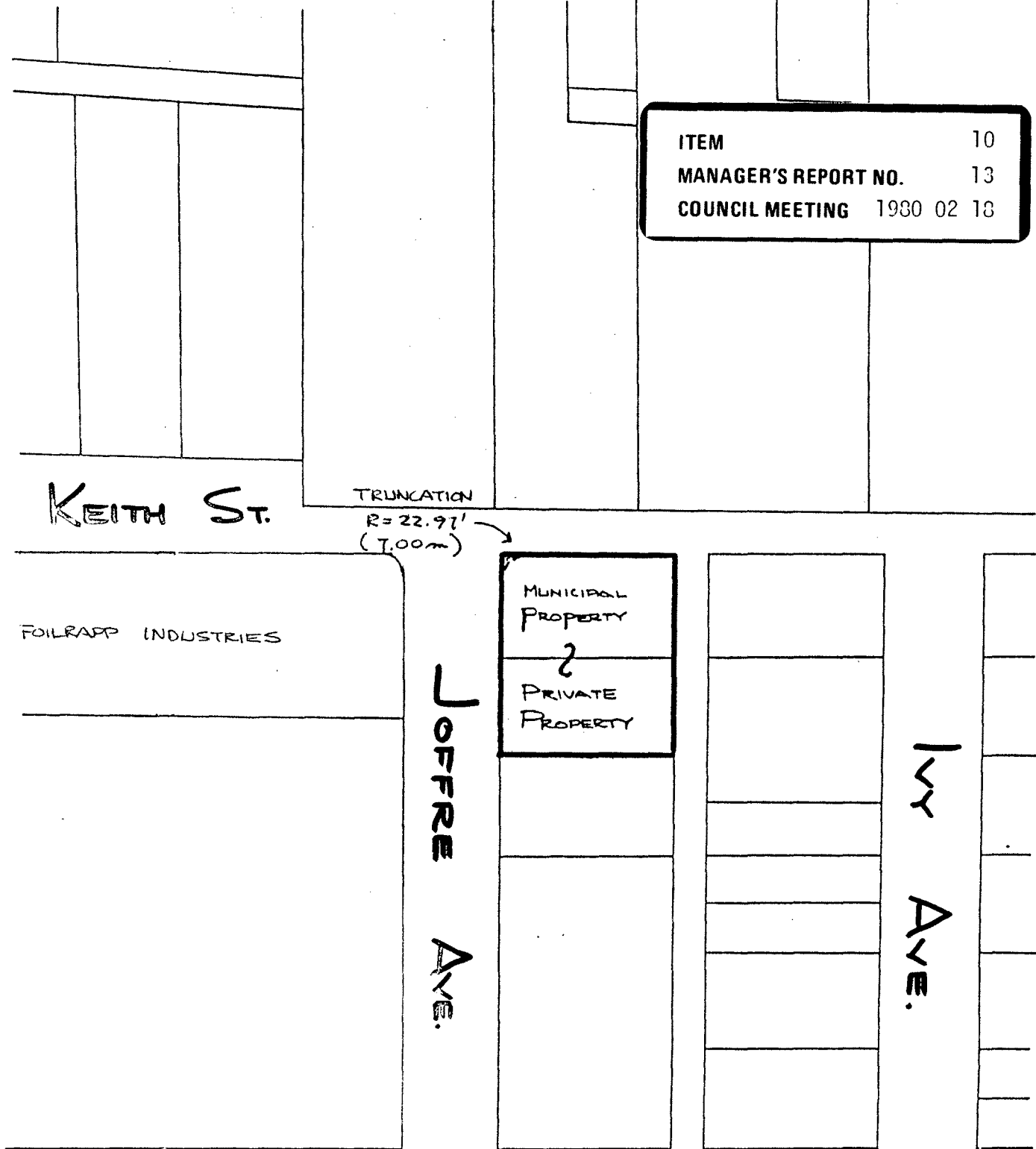
1. Roads	\$ 7,000.00
2. Storm Sewers	5,000.00
3. Water Mains	<u>5,000.00</u>
TOTAL ..	<u><u>\$ 17,000.00</u></u>

The Legal and Lands Department has stated that they are prepared to recommend the sale of the subject property for \$45,000.00. The return to the Corporation will be, therefore, a minimum of \$28,000.00.


A. L. PARR
DIRECTOR OF PLANNING

PB:lf
Attachments
cc: Municipal Solicitor
Municipal Engineer

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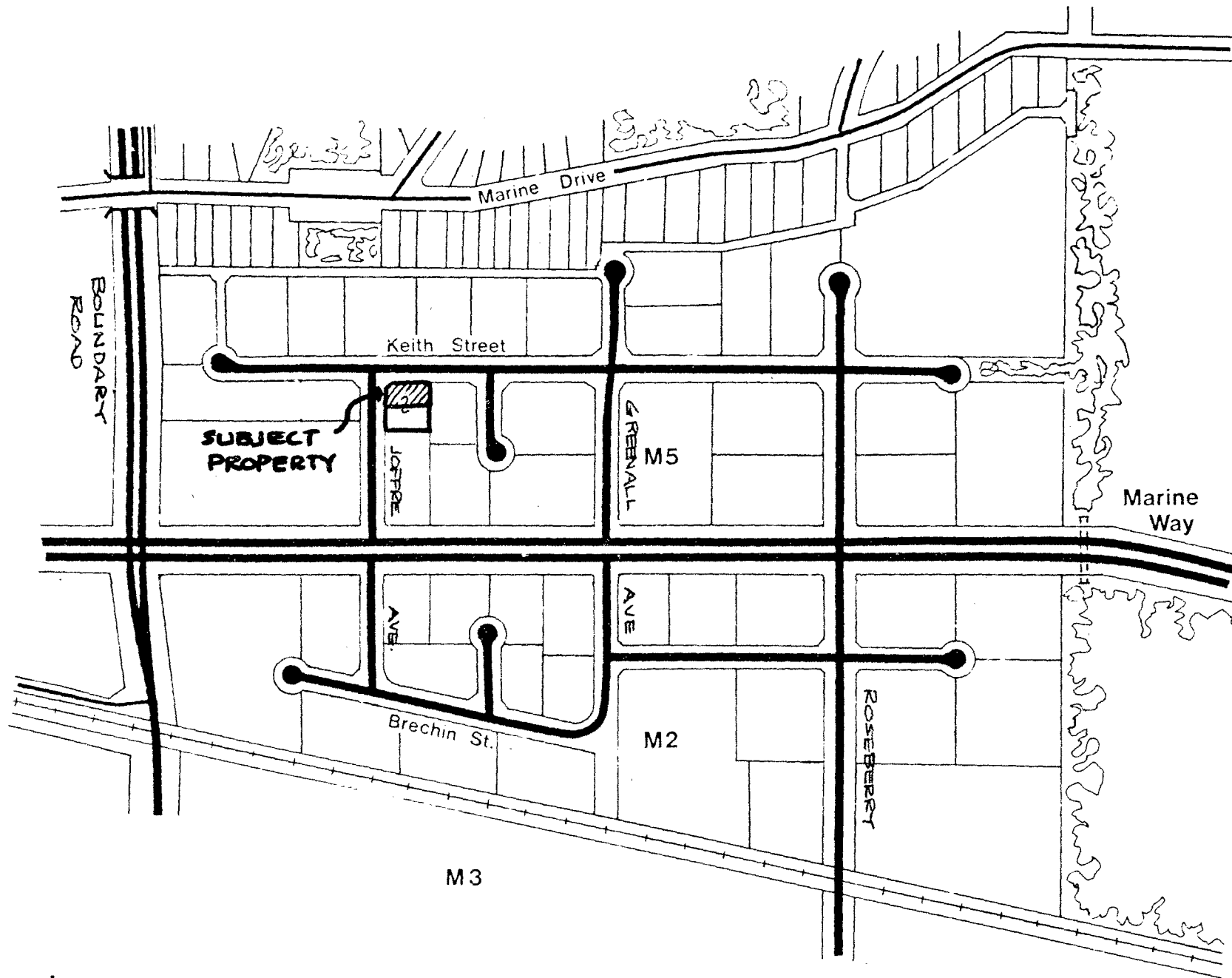


- AREA OF MUNICIPAL LANDS PROPOSED FOR SALE & CONSOLIDATION IS 8,625[#]
- TOTAL CONSOLIDATED PARCEL IS 16,545[#]

FIGURE 1

1" = 100' PB
1980 FEB. 07

NORTH ↑



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Figure 4



Proposed Development Plan
Boundary Road - Marine Way Industrial Area