

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

RE: 1981 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER

Following is a report from the Director of Planning regarding the proposed servicing of 76 municipal properties, which it is intended to have available for sale at intervals during 1981. The Municipal Solicitor will forward the necessary reports to Council outlining minimum bid values when the lots in each project are ready to be placed on the market.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1981 January 13
FROM: DIRECTOR OF PLANNING
RE: 1981 MUNICIPAL SUBDIVISION PROGRAM - ADVANCEMENT FOR SERVICING
AND SALE BY PUBLIC TENDER

RECOMMENDATION:

1. THAT this report be received for the information of Council.

SUMMARY:

Due to the completion of services required for private subdivisions adjacent to several municipally-owned residential lands, and due to the present favourable market conditions, it is proposed that the following subdivisions be advanced for servicing and subsequent sale of the municipal lots by public tender to complete the various neighbourhoods within which the lands are located. The following report deals with each subdivision separately due to conditions which are unique to each one. All the projects are included within the Capital Improvement Program, a copy of which is attached for reference. Following a comparison of the value of the raw land to the value of serviced residential lots, the Municipal Solicitor reports that it is in the Municipality's best interests financially, to develop the lots and sell each one by public tender.

In addition to the 76 lots in this report, there are also to be 62 lots (Note: 1 fewer than indicated in the Capital Improvement Program) available in 1981 from the Kitchener/Greystone/Phillips Diversion subdivision which was initiated last year. The estimated servicing cost for the 62 lots is \$1,089,504.00; the estimated indirect cost is \$38,133.00; the estimated sales projection is \$5,355,000.00; the estimated recapture is \$4,227,363.00 and the present worth of the raw land is estimated at \$3,740,455.00.

The estimated servicing cost for the 76 lots is \$1,209,500.00; the estimated indirect cost is \$77,239.50; the estimated sales projection is \$6,788,950.00; the estimated recapture is \$5,502,210.50 and the present worth of the raw land is estimated at \$4,868,448.73.

REPORT

109

1. QUEENSTON COURT - Second Stage - Sketch No. 1 - S.D. Ref. #98/79

The Municipality currently holds vacant land at Union Street and Phillips Ave. for development under R4 zoning guidelines. The creation of the proposed lots will complete the established pattern along Union Street and will be consistent with the adopted subdivision guide plan for the area.

(A) Servicing

The Municipal Engineer has provided a preliminary servicing cost of \$159,500.00. It is necessary that engineering design drawings, as well as all survey plans, be prepared for the calling of tenders on the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. Indirect costs have been estimated by the Municipal Solicitor at \$5,582.00

(B) Park Levy

A park levy will not be required since a portion of the development will be dedicated as public open space.

(C) Sales Projection

The Municipal Solicitor has provided an estimate of \$950,000.00 for the sale of 10 lots.

(D) Estimated Recapture

The Municipal Solicitor has provided an estimate of \$784,918.00. The present worth of the raw land is estimated at \$694,511.00.

2. PARKER/HOLDOM - Sketch No. 2 - S.D. Ref. #8/76

The Municipality currently holds vacant land at Parker Street and Holdom Avenue for development under R4 zoning guidelines. The creation of the proposed lots will complete the established pattern within the block.

(A) Road Closures

Venables Street is to be cul-de-saced and the remaining portion, with the exception of a 20' walkway allowance, is to be closed. In order that the north-south lane may be suitably constructed, it is necessary that a portion be realigned. This will involve lane closure as well as lane dedication. The lane between lots 19 and 25 is redundant and can be cancelled and consolidated with abutting properties. The lane closures and dedications may be accomplished by the passage of a Highway Exchange By-law. Due to the involvement of five private property owners (Lots 19, 22, 23, 24 and 25) in the above transactions, it is necessary that the Municipal Solicitor contact these owners to enter into negotiations regarding the areas abutting their lots. Since Lot 25 must be completely changed in configuration, we suggest that an exchange be made for this lot with proposed Lot 6 fronting on Holdom Avenue.

(B) Servicing

The Municipal Engineer has provided a preliminary servicing cost of \$235,000.00. Fill will be required in the ravine area and an estimate of \$55,000.00 has been included. The actual cost of filling could vary from this figure depending on a number of factors such as the availability of material from other municipal projects, trucking distances, etc. Council, on 1977 June 20, considered a report pertaining to the watercourse traversing the site

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

2. PARKER/HOLDOM - continued.....

and authorized its enclosure. It is necessary that engineering design drawings, as well as all survey plans, be prepared for the calling of tenders on the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. Indirect costs have been estimated by the Municipal Solicitor at \$8,225.00.

(C) Park Levy

A park levy of \$7,294.00 will be required. An amount of \$521.00 for proposed Lot 6 should be paid by the owner of Lot 25 subsequent to a successful land exchange.

(D) Sales Projection

The Municipal Solicitor has provided an estimate of \$1,284,950.00 for the sale of 14 lots.

(E) Estimated Recapture

The Municipal Solicitor has provided an estimate of \$1,034,431.00. The present worth of the raw land is estimated at \$915,269.00.

3. CAMROSE - First Stage - Sketch No. 3 - S.D. Ref. #178/74

The Municipality currently holds vacant land at Broadway and Lawrence Drive for development under R2 zoning guidelines. The creation of the lots will be consistent with the surrounding established pattern and with the adopted subdivision guide plan for the area.

Council, on 1976 May 10, authorized the design of requisite services to a point whereby tenders could be called, at which time a further report was to be submitted on the desirability of calling tenders and selling the lots. At that time, the Land Agent expressed reservations about the placement of the lots on the market due to the slow market acceptance of the adjacent private lots. The Municipal Solicitor has now recommended that the lots be made available for sale.

(A) Servicing

The Municipal Engineer has provided a preliminary servicing cost of \$253,500.00. It is necessary that engineering design drawings previously prepared in December of 1976 be amended to allow for the inclusion of the lane, survey plans be prepared and tenders called for the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. Indirect costs have been estimated by the Municipal Solicitor at \$8,872.50.

An existing B.C. Hydro and B.C. Telephone easement was registered against the property to protect a pole line which has now been relocated to the Broadway road allowance. The utility companies have agreed to release this redundant right-of-way.

(B) Park Levy

A park levy of \$12,504.00 will be required.

(C) Sales Projection

The Municipal Solicitor has provided an estimate of \$2,070,000.00 for the sale of 24 lots.

(D) Estimated Recapture

The Municipal Solicitor has provided an estimate of \$1,795,123.50. The present worth of the raw land is estimated at \$1,588,360.73.

4. HARKEN DRIVE (GRASSMERE) - Sketch No. 4 - S.D. Ref. #63/74

111

The Municipality currently holds vacant land at Harken Drive and Grassmere Street for development under R4 zoning guidelines. It is proposed that Lots 1 to 12 only be advanced at this time as we are currently examining an application to subdivide the private properties to the east of Lots 13 to 19 which will involve cost sharing of associated services with the applicant. The creation of the proposed lots will complete the established pattern in the area.

Council, on 1974 August 19, authorized the design of requisite services based on the lot configuration shown on the attached Sketch No. 4(a). However, since that time, the proposed Wayburne Extension has been abandoned by Council (1976 August 30). Subsequently, the Deer Lake Park boundary was extended west to Harken Drive, thereby reducing the area proposed for residential development.

(A) Servicing

The Municipal Engineer has provided a preliminary servicing cost of \$180,500.00. It is necessary that engineering design drawings previously prepared be amended to allow for the new lot configuration, survey plans be prepared and tenders called for the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. Indirect costs have been estimated by the Municipal Solicitor at \$6,318.00.

(B) Park Levy

A park levy of \$6,252.00 will be required.

(C) Sales Projection

The Municipal Solicitor has provided an estimate of \$1,104,000.00 for the sale of 12 lots.

(D) Estimated Recapture

The Municipal Solicitor has provided an estimate of \$910,930.00. The present worth of the raw land is estimated at \$806,009.00.

5. CAMROSE - Second Stage - Sketch No. 5 - S.D. Ref. #120/79

The Municipality currently holds vacant land at Camrose Avenue south of Broadway for development under R2 zoning guidelines. It is proposed that these lots be serviced subsequent to the servicing and sale of the First Stage (Subdivision Reference #178/74). The creation of the lots will be consistent with the surrounding established pattern and with the adopted subdivision guide plan for the area.

(A) Land Acquisitions

The property which will form part of proposed Lots 10 and 11 is privately owned. Additionally, B.C. Hydro owns property that will form part of proposed Lots 4, 5, 6, 9 and 17 and a proposed road allowance. It will be necessary that the Municipal Solicitor contact these owners to enter into negotiations regarding the acquisition of the properties and portions thereof.

(B) Servicing

The Municipal Engineer has provided a preliminary servicing cost of \$381,000.00. It is necessary that engineering design drawings, as well as all survey plans, be prepared for the calling of tenders on the servicing works. Easements may be required as part of the servicing and will be determined at the design stage. Indirect costs have been estimated by the Municipal Solicitor at \$13,335.00.

5. CAMROSE - continued.....

(C) Park Levy

A park levy of \$8,857.00 will be required.

(D) Sales Projection

The Municipal Solicitor has provided an estimate of \$1,380,000.00 for the sale of 16 lots.

(E) Estimated Recapture

The Municipal Solicitor has provided an estimate of \$976,808.00. The present worth of the raw land is estimated at \$864,299.00.



A. L. Parr,
DIRECTOR OF PLANNING

CW:ad

Atts.

cc: Municipal Solicitor
Municipal Engineer
Municipal Treasurer
S.D. Ref. #98/79, #8/76, #178/74, #63/74, #120/79

Source of Funds

Sale of municipal properties:

Queenston Court Subdivision (Second Stage) - 10 lots
 Parker/Holdom area - 12 lots
 Camrose Subdivision (First Stage) - 24 lots
 Camrose Subdivision (Second Stage) - 16 lots
 Kitchener/Greystone/Phillips Diversion Subdivision - 63 lots
 Harken Drive (Grassmere) Subdivision - 12 lots
 Montecito commercial site

\$ 950,000
 1,140,000
 2,070,000
 1,380,000
 5,355,000
 1,104,000
1,125,000

\$11,744,000

Funds available and agreements receivable 1980 November 23

9,833,285

\$21,577,285

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

ATTACHMENT

D.L. 207

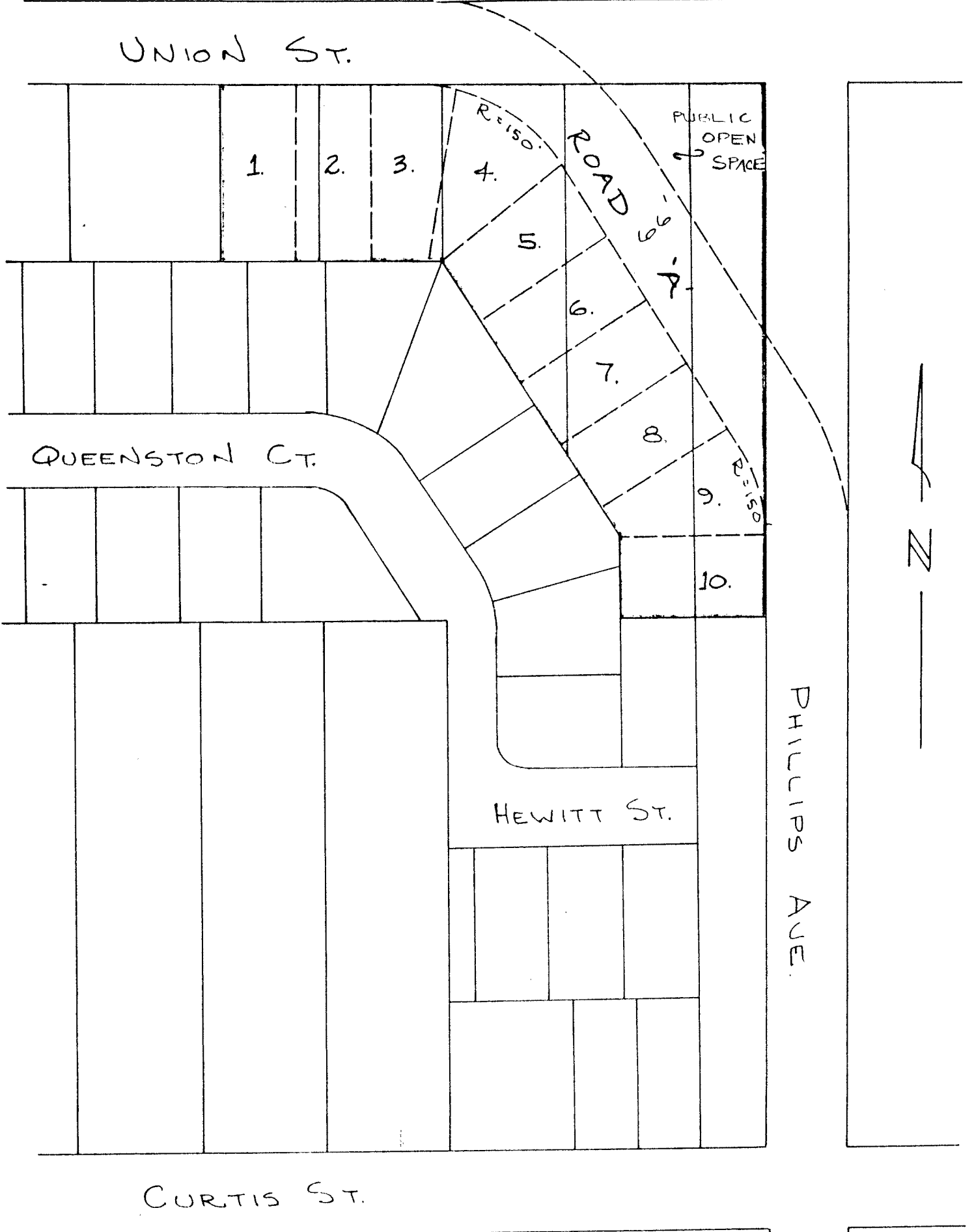
LOTS 13, REM. 9, REM. 10
REM. 11, REM. 12

PLAN 4032

S.D. 98/79
ZONING R4

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

115



SKETCH # 1

SCALE 1" = 100'

1979 OCT. 03

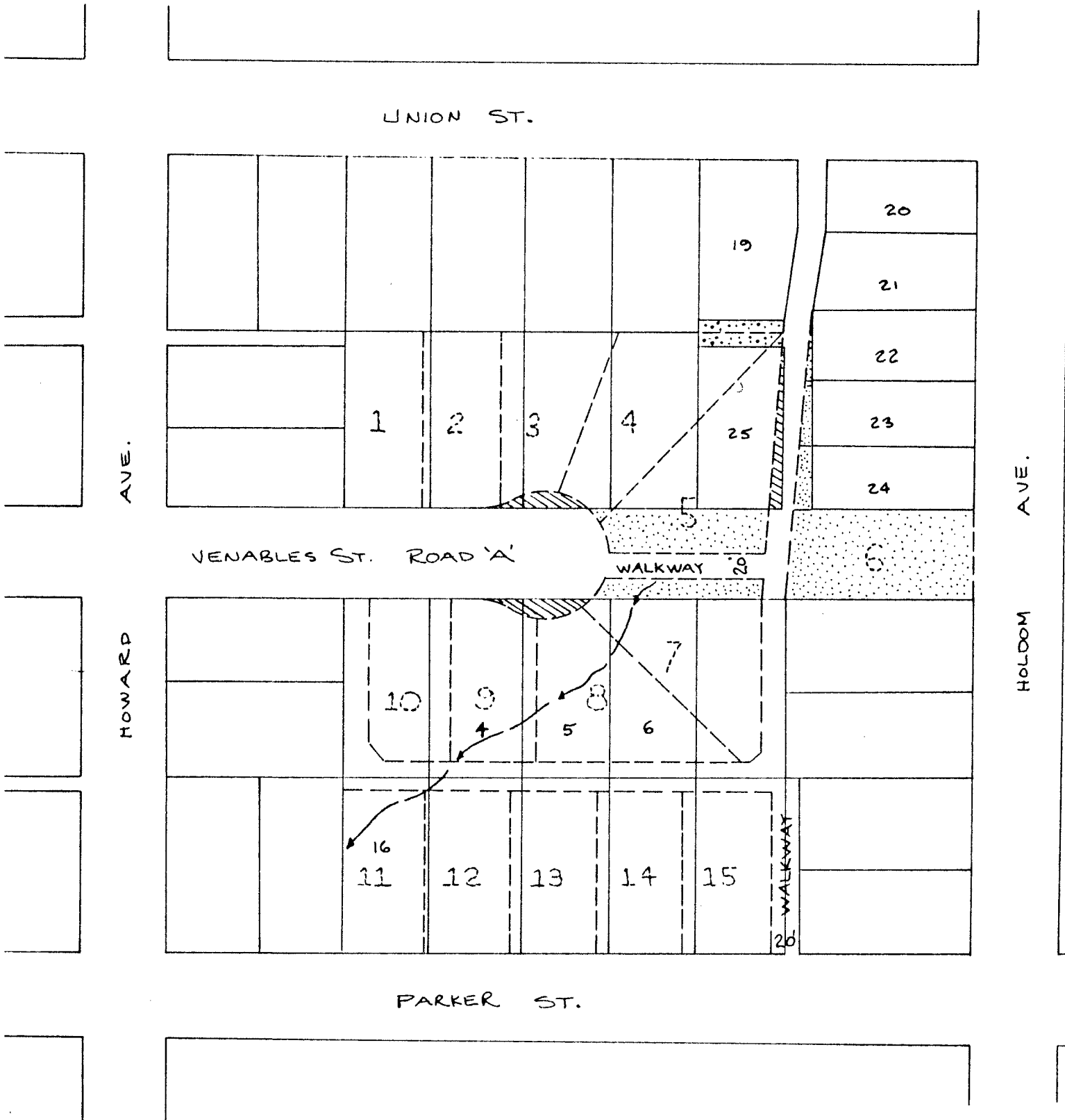
H.R.

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19



D.L. 127

S.D. REF. #8/76
 X. REF. R.C. REF. #8/77

ZONING: R4



~ APPROXIMATE CREEK LOCATION

 ROAD DEDICATIONS
 ROAD CLOSURES

} VIA HIGHWAY EXCHANGE BY-LAW

NOTE: ① RESTRICTIVE COVENANT REQUIRED TO RESTRICT VEHICULAR ACCESS TO PROPOSED LOTS 11 TO 15 TO THE LANE.

② RESTRICTIVE COVENANT REQUIRED OVER PROPOSED LOTS WHICH WILL REQUIRE FILL FOR BUILDING PERMIT REQUIREMENTS.

SCALE: 1" = 100'
 1979 NOV. C.W.

SKETCH #2

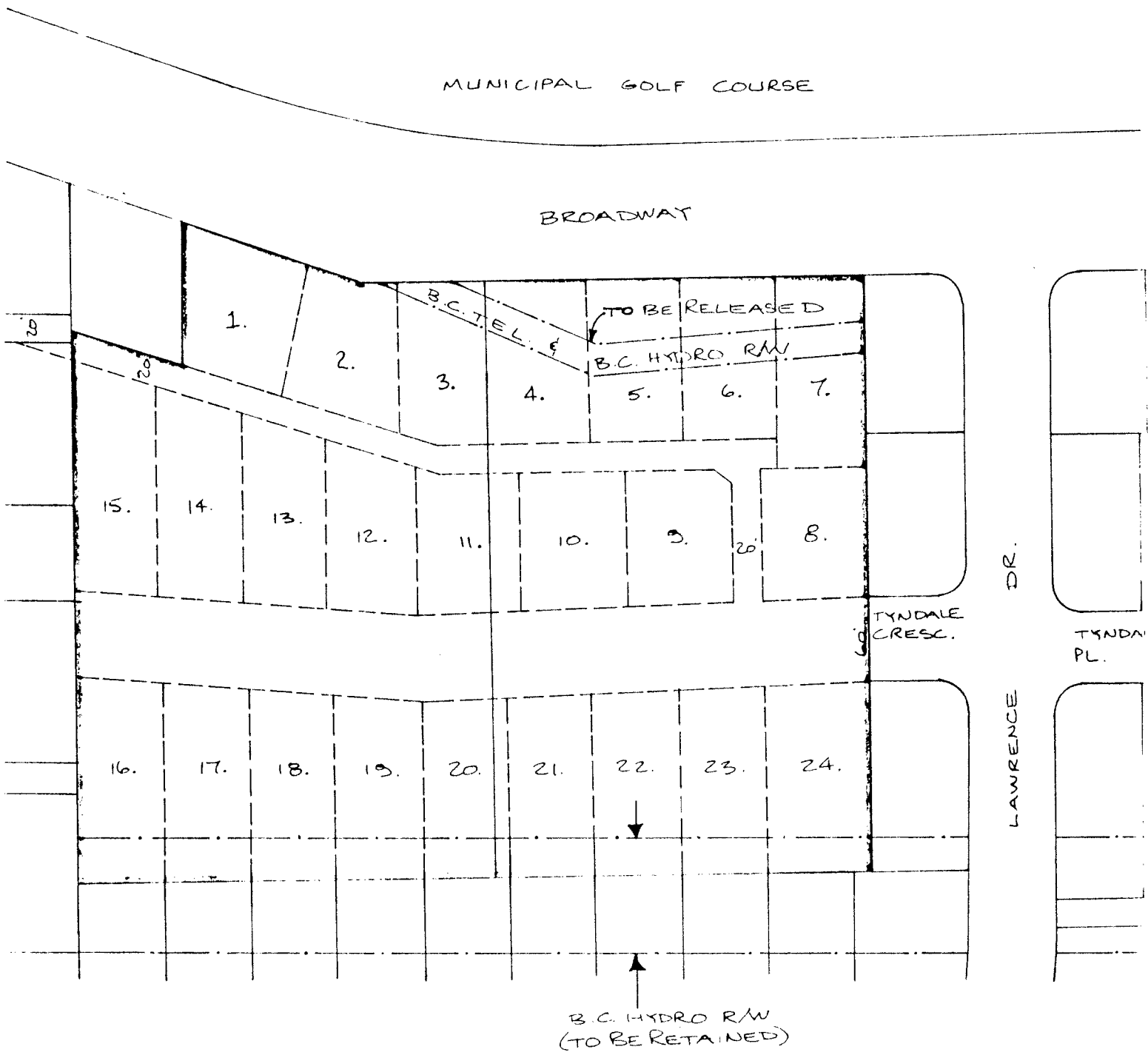
ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

D.L. 50

S.D. REF. # 178/74

ZONING: R2

117



NOTE: RESTRICTIVE COVENANT REQUIRED TO RESTRICT VEHICULAR ACCESS TO PROPOSED LOTS 1 TO 7 INCLUSIVE VIA LANE ONLY.



SCALE: 1" = 100'

REVISED 1980 JUNE C.W.

SKETCH #3

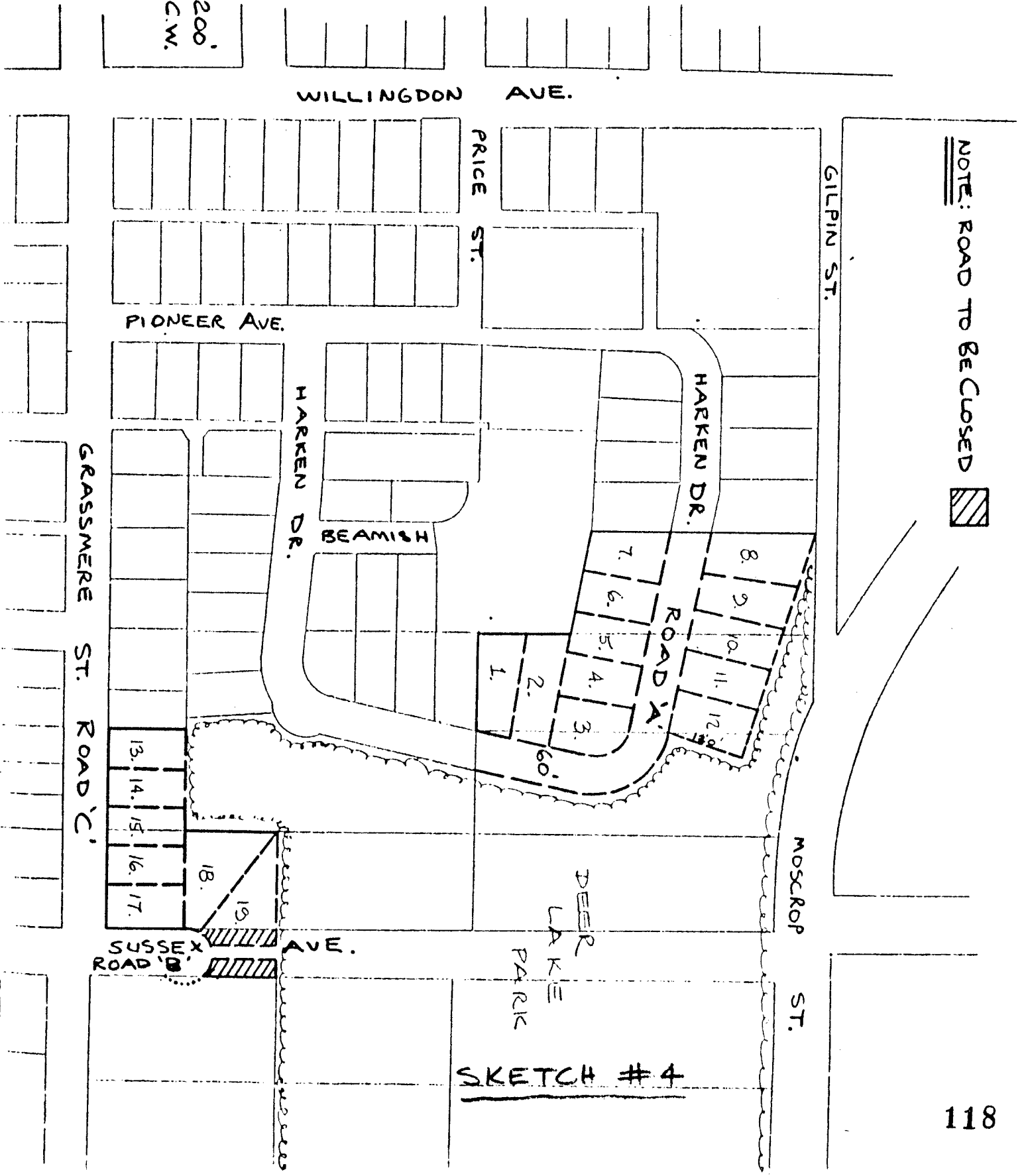
ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19


D.L. 33/82

S.D. REF. #63/74

ZONING: R4

SCALE: 1" = 200'
1979 NOV. C.W.



NOTE: ROAD TO BE CLOSED 

SKETCH #4

D.L. 33/182

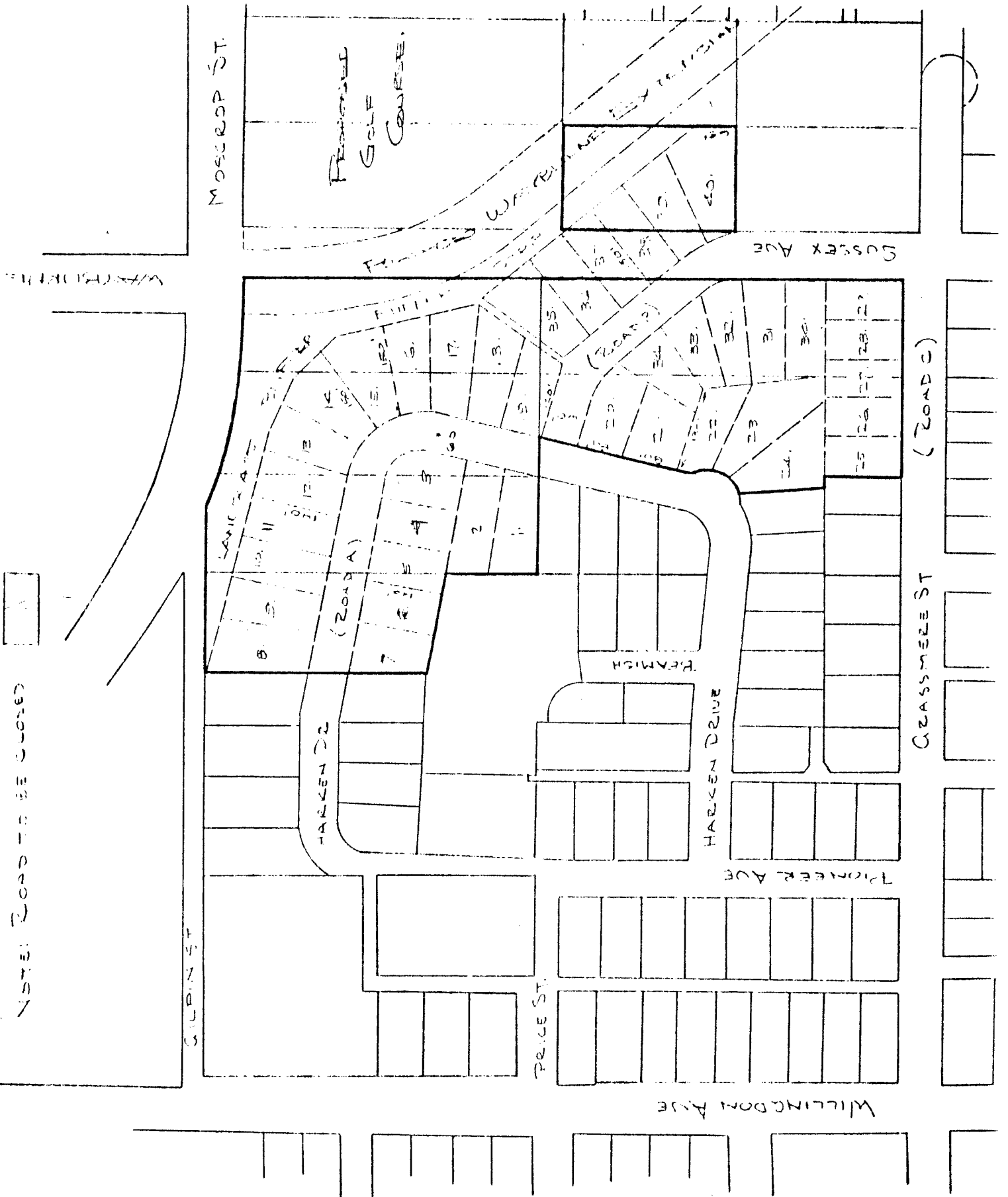
S.D. 63/74

ITEM	5
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1981 01 19

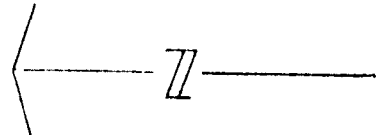
lots 6, 7, 8 & 9 PL 944
 264 & 263 PL 4203
 N12 lot A BLOCK 12

ZONING R4 RESIDENTIAL

119



SKETCH # 4(a)



SCALE 1" = 200'
 MARCH 74 HR.

ITEM 5
MANAGER'S REPORT NO. 5
COUNCIL MEETING 1981 01 19

Municipal Golf Course

S.D. REF. #120/79

X. REF. S.D. #178/74 &

S.D. #65/77

ZONING: R2

