

ITEM 8
MANAGER'S REPORT NO. 68
COUNCIL MEETING 1982 12 13

RE: SALE OF MUNICIPALLY-OWNED PROPERTY
LOT 42, D.L. 80/83, BLOCK 4, PLAN 21699, NWD
4489 ATLEE AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

* * * * *

December 6, 1982

TO: MUNICIPAL MANAGER
FROM: SOLICITOR
RE: SALE OF MUNICIPALLY-OWNED PROPERTY
LOT 42, D.L. 80/83, BLOCK 4, PLAN 21699, N.W.D.
4489 ATLEE AVENUE

RECOMMENDATION:

THAT the subject Municipally-owned property be sold to the adjacent property owner to the north as shown on attached sketch "A" subject to conditions outlined in the following report.

R E P O R T

In 1974 Council authorized the development of the municipal holding bounded by Spruce Street, Monarch Street, Percival Avenue and Mahon Avenue (see attached sketch "A"). The residential lots were subsequently sold by public tender. The isolated triangular shaped parcel Lot 42, shown on sketch "A", was designated as open space. Due to its geometry it was not suitable for a residential lot.

Maintenance of this area has been the responsibility of the Municipality. There have been problems associated with dumping of garden refuse and other material on this property, resulting in unsightliness and a potential health hazard. The estimated cost per year for maintenance is from \$800 to \$1,000. Due to the ongoing cost of maintenance of the parcel, consideration was given to a possible reconfiguration through consolidation to make it suitable for residential development.

On June 12, 1974 Council authorized the closure of a portion of the abutting lane to the south for consolidation with Lot 42, attached sketch "B". This closure proposal did not, however, proceed since the adjacent owners (Lots 24 and 25) did not wish to grant the required legal consent to the closure.

Municipal Manager

(2)

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The owner of the property at 4449 Atlee directly to the north of Lot 42 was approached and would be willing to purchase the subject property for the sum of \$5,000 or 0.80 cents per square feet. They would also be responsible for the preparation of a consolidated plan and registration costs, also to sign a restrictive covenant over the consolidated parcel which prohibits future subdivision into two residential lots for the aforementioned reasons relating to the lot geometry.

SUMMARY

In summary, the lot does not form part of any Park system and does not fulfill any recreational function. It's geometry is not suitable for residential development because it does not make provision for private usable yards or for an attractive living environment which would be in character with surrounding properties. The consolidation as proposed would not permit future subdivision into two residential lots (due to geometry), but would increase the site area of the lot at 4449 Atlee Avenue and thereby allow future additions to the dwelling at this location. As the subject has been a source of complaint and a financial drain on the Municipality since 1974, we are of the opinion that the sale is reasonable and recommend its acceptance.



W. L. Stirling
MUNICIPAL SOLICITOR

CHDrayton/gmc

cc: Director Planning and
Building Inspection
Treasurer

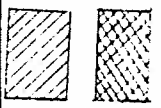
Attach.

D.L. '80.

S.D. KLEP, # 200/74
X-REF. S.L. 142/72

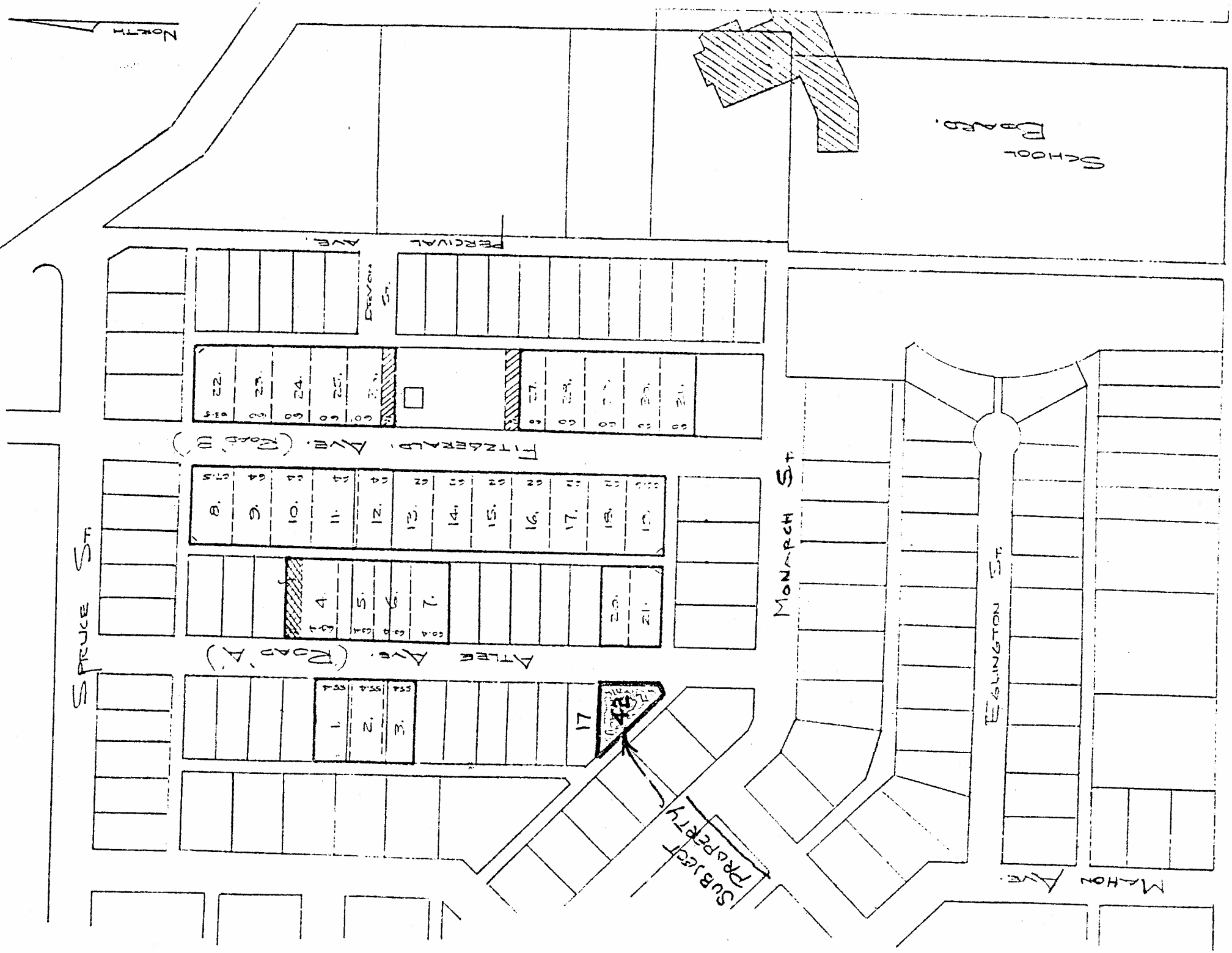
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~~Land to be returned~~
~~Subject Property~~

ZONE R2



GILPIN ST


D.L. 80/83

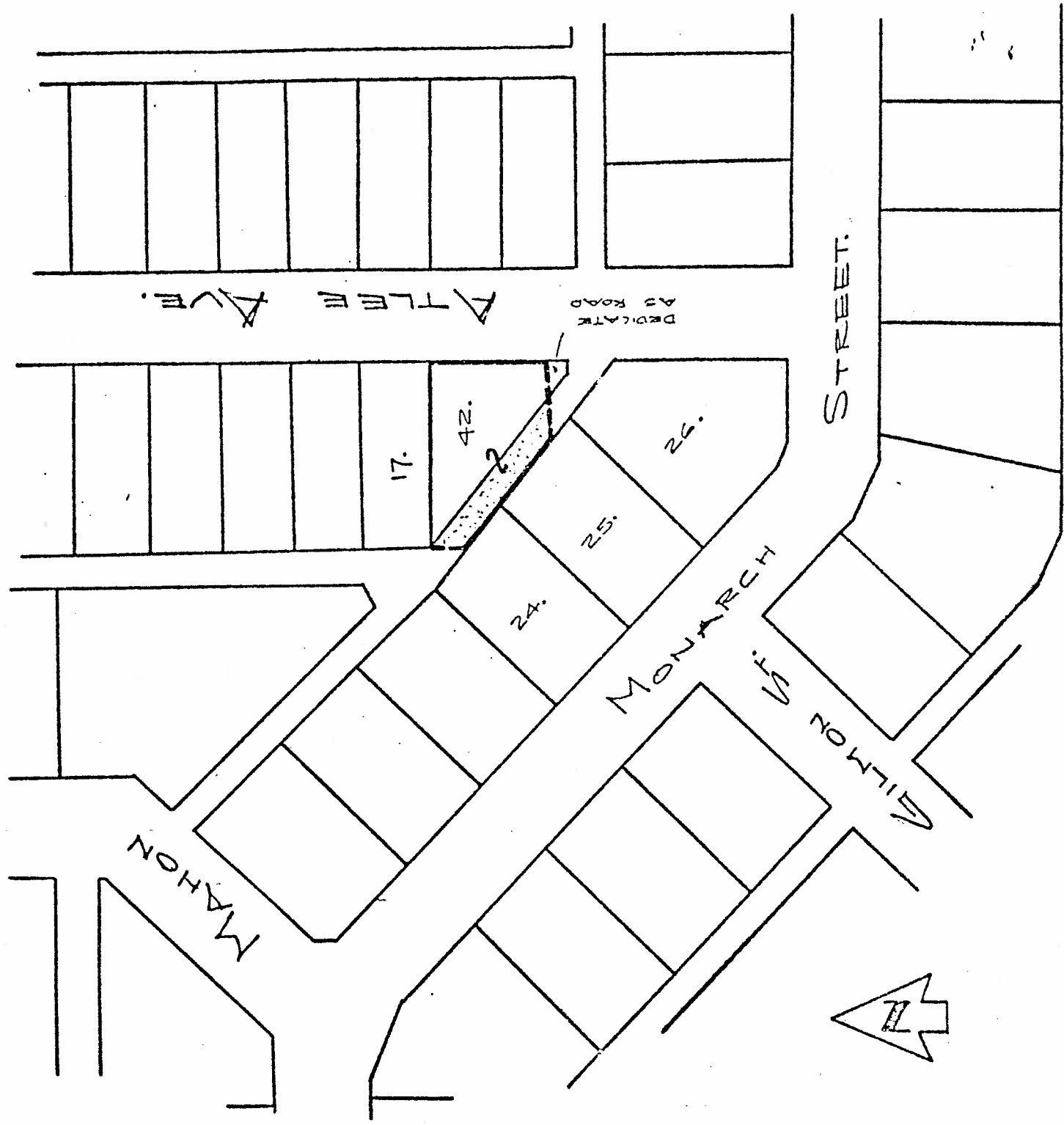
S.D. REF. # 20/74

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 LANE RIGHT-OF-WAY WHICH
 COULD BE CLOSED & CONSOLIDATED
 WITH LOT 42.



Note: NEW LOT WOULD
 BE ± 8500 SQ. FT.

SKETCH No. 2

1"=100' FB
 APR. '74

SKETCH 'B'