

Re: 1984 MUNICIPAL SUBDIVISION PROGRAM
 ADVANCEMENT FOR SERVICING
 MUNICIPAL COST SHARING
 SUBDIVISION REFERENCE #42/83

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1983 DECEMBER 07
 FROM: APPROVING OFFICER
 RE: 1984 MUNICIPAL SUBDIVISION PROGRAM
 ADVANCEMENT FOR SERVICING
 MUNICIPAL COST SHARING
 SUBDIVISION REFERENCE #42/83

RECOMMENDATIONS:

1. THAT authorization be given for the expenditure of an estimated amount of \$31,949.00 from the Municipal Land Assembly & Development Fund as the Corporation's share of costs in the above-noted development on the understanding that the sharing will be based on the actual final costs.
2. THAT \$26,050.00 for the remaining servicing and \$6,531.00 for the Park Levy be included in the 1984 Capital Budget under Land Assembly & Development Fund.

SUMMARY

Council will recall that in 1982 December it received a staff report examining a Provincial Government proposal of the Municipality and B.C. Place Ltd. undertaking the joint development of Municipal and Provincial lands surrounding Deer Lake.

An alternative partnership proposal was advanced by staff. This proposal centred on the inclusion of appropriate portions of the Oakalla prison site for development by the Province, and the inclusion of available Municipal holdings adjacent to, but outside, the Deer Lake Park boundaries as well as appropriate Municipal holdings in the Cariboo Hill Land Assembly Area for residential development.

The seven lots which are the subject of this report are part of the Municipal holdings adjacent to but outside the Deer Lake Park boundaries.

In that a final decision has yet to be reached on the Provincial Government proposal or on an alternative approach, it is recommended that the Municipality share in the servicing cost directly benefitting our subdivision with the subdivider to the east.

If the lots are ultimately determined to be not required as part of a proposed partnership, they can be sold by public tender at that time. If they are required for a partnership, Municipal servicing costs will be reflected in the increased value of the lots.

REPORT

The Municipality currently holds vacant land at Sussex Avenue and Grassmere Street for development under the present R4 zoning guidelines. It is intended that the subdivision of the municipal land into 7 single family lots as shown be advanced for servicing in 1984 inasmuch as the adjacent private subdivision to the east is now proceeding. It is proposed that we share in the cost of services directly benefitting our subdivision.

It is proposed that the Land Assembly & Development Fund be used to finance the Municipality's share of the servicing in the estimated amount of \$31,949.00. The actual cost would be based on an executed servicing contract. It is proposed that the remaining servicing amount not related to cost sharing (estimated at \$26,050.00), plus the Parkland Acquisition Levy of \$6,531.00, be financed from the 1984 Capital Budget. This subdivision is not specifically mentioned in the Capital Budget since it was not known until now that the adjacent private subdivision was going to proceed.

(A) SERVICING

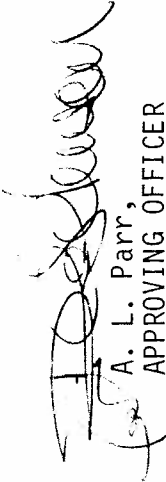
The Director Engineering has provided a preliminary servicing cost of \$64,530.00. This is broken down into estimated amounts of \$31,949.00 for cost sharing and \$26,050.00 for the remaining services not related to cost sharing. It is necessary that engineering design drawings, as well as all survey 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.

(B) PARK LEVY

A park Levy of \$6,531.00 will be required.

CW:ad
Att

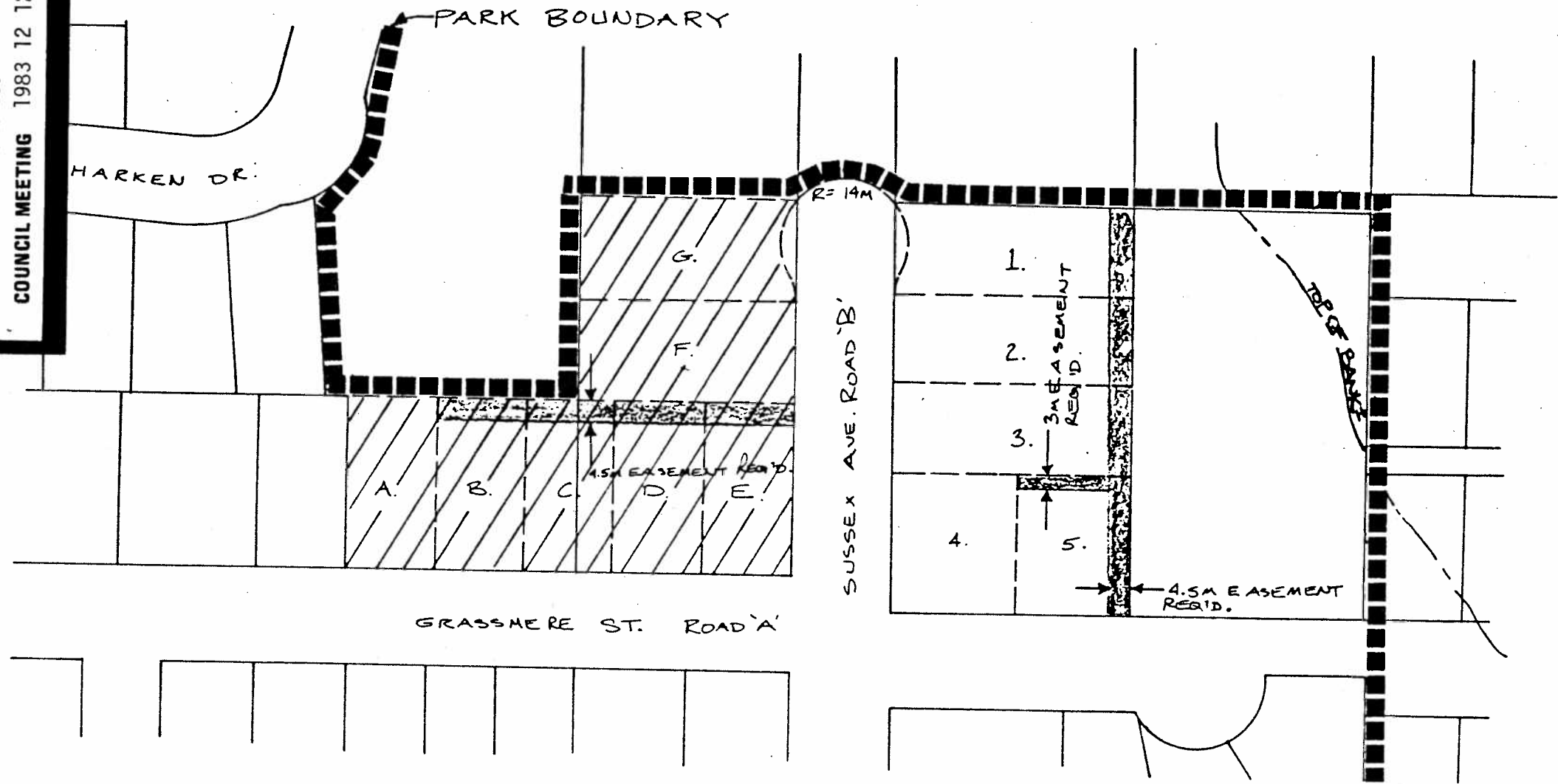
cc: Director Engineering
Director Finance
Municipal Solicitor
C. Lowther, Planner


A. L. Parr,
APPROVING OFFICER

S.D. REF. # 42/83
 X. REF. S.D. REF. # 52/80
 X. REF. S.D. REF. # 164/74
 & S.D. REF. # 63/74
 ZONING: R4

P.L. 82
 BLK. 12, LOT A & B PL. 1626
 D.L. 33, LOT 9, PL. 544 } MUNICIPAL LANDS
 D.L. 33, LOT 263, PL. 4203 }

ITEM	19
MANAGER'S REPORT NO.	74
COUNCIL MEETING	1983 12 12



- NOTE: ① LOTS A TO G ARE MUNICIPALLY OWNED.
 ② COUNCIL APPROVAL IS REQUIRED FOR THEIR CREATION AND SUBSEQUENT SALE BY PUBLIC TENDER.
 ③ COUNCIL APPROVAL IS REQUIRED TO SHARE IN COSTS OF ROAD 'B' CONSTRUCTION.
 ④ SERVICING AGREEMENT IS REQUIRED FOR PROPOSED LOTS 1 TO 5.
 ⑤ SURVEYOR'S PLOT PLANS ARE REQUIRED FOR ALL EXISTING BUILDINGS.

SCALE: 1" = 100'
 1983 JULY C.W.
 1983 NOV. C.W.
REVISED

