

ITEM 8
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1983 01 17

RE: PROPOSED SERVICING AND SALE OF MUNICIPAL LANDS,
NORTHEAST CORNER NORLAND AVENUE AND LEDGER AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1983 JANUARY 04
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: PS-2-81
(3986 Norland Ave.)

SUBJECT: PROPOSED SERVICING AND SALE OF MUNICIPAL LANDS,
NORTHEAST CORNER NORLAND AVENUE & LEDGER AVENUE

RECOMMENDATIONS:

1. THAT Council authorize the Director Engineering to proceed with servicing the subject property as more particularly described in the following report.
2. THAT the cost of the foregoing services be charged to Code 70 of the Land Assembly and Development Fund.
3. THAT Council authorize the Director Engineering to prepare the necessary survey plans to create the site including right-of-way plans as required to protect public utilities.
4. THAT Council authorize the preparation and registration of easements as required to protect public utilities.
5. THAT, upon completion of the servicing, a further report be submitted to Council providing the current market value of the subject property and requesting authority to offer the lands for sale by Public Tender.
6. THAT the Legal and Lands Department be authorized to serve notice to vacate on the existing tenants as required under the Residential Tenancy Act.
7. THAT once the tenants have vacated the premises, the existing buildings be demolished.

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SUMMARY:

Council is being requested to authorize staff to proceed with the servicing of this property (which is shown on the attached Figure 1) to place it in a condition whereby it can be offered for sale by Public Tender. It is expected that the servicing program will be completed by mid-1983 at which time it is anticipated that the demand for parcels suitable for suburban office development in a single identity situation will accelerate. In the event that this demand does not materialize, the Municipality would then be in a position of having serviced land which could readily be placed on the market as conditions dictate.

REPORT

BACKGROUND:

The subject property is within the Central Administrative Area and is designated for the development of general administrative office buildings. The owners of the adjacent Norland Place have expressed an interest in acquiring this property for consolidation and development in conjunction with their current holdings. While there are advantages to developing a consolidated parcel on a comprehensive basis, staff cannot justify a direct sale as the subject parcel is capable of being developed independently. They were, therefore, advised that it is our intention to recommend its sale by Public Tender. Conceivably, they would be in a position to submit a competitive bid as they would enjoy certain economies which accrue to the development of a larger site on a comprehensive basis.

EXISTING SITUATION:

The Legal and Lands Department has advised that the single family dwelling which is situated on the property will need major repairs in the near future. Therefore, it has been recommended that 4 months notice to vacate be issued on the tenants as required under the Residential Tenancy Act and the dwelling demolished once vacant. Once this notice has expired the tenants will be permitted to retain occupancy on a month-to-month basis until such time as the property is sold or major repairs become necessary.

The Director Engineering has estimated the cost of services as follows (1983 January dollars):

| <u>LEDGER AVENUE</u> | |
|---------------------------|-----------|
| 1. Roads | \$64,000 |
| 2. Street Lighting | \$ 9,200 |
| 3. Storm Sewer | \$21,000 |
| 4. Water (Ledger) | \$25,500 |
| 5. Water (Norland) | \$11,500 |
| | <hr/> |
| Total | \$131,200 |
| <u>NORLAND AVENUE</u> | |
| 1. Roads | \$29,000 |
| 2. Street Lighting | \$ 4,600 |
| 3. Storm Sewer | \$20,500 |
| | <hr/> |
| Total | \$54,100 |

In addition to the foregoing services it will be necessary to relocate an existing pole line from the interior of the site to Ledger Avenue as shown on the attached Figure 2. B.C. Hydro has estimated these costs to be \$13,000.

There is also an existing sanitary sewer which crosses the site as shown on the attached Figure 3. It is proposed to relocate this sewer to Ledger Avenue at an estimated cost of \$10,000 to permit the full utilization of the site for an office building and the associated underground parking structure.

The total projected servicing costs which will be provided for in the 1983 Capital Improvement Program are then:

| | |
|--------------------|-----------|
| - Ledger Avenue | \$131,200 |
| - Norland Avenue | \$ 54,100 |
| - Sewer relocation | \$ 10,000 |
| - Hydro relocation | \$ 13,000 |
| | <hr/> |
| Total | \$208,300 |

It should be noted that the Municipality owns lands on the south side of Ledger Avenue as shown on Figure 1 which will also benefit from the provision of services on Ledger.

The Legal and Lands Department has estimated the value of the serviced lands to be approximately \$8.50 per sq. ft. which equates to approximately \$441,650. The return to the Municipality would then be approximately \$233,350.

Inasmuch as the current real estate market is somewhat volatile we would recommend that an appraisal of the subject property be undertaken once the servicing has been completed. Presumably the decline in interest rates will accelerate the demand for suburban sites and values will increase accordingly.

PB/js

Atts.

cc: Municipal Solicitor
Director Engineering
Treasurer


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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CENTRAL ADMINISTRATIVE OFFICE COMPLEX.

SUBJECT PROPERTY

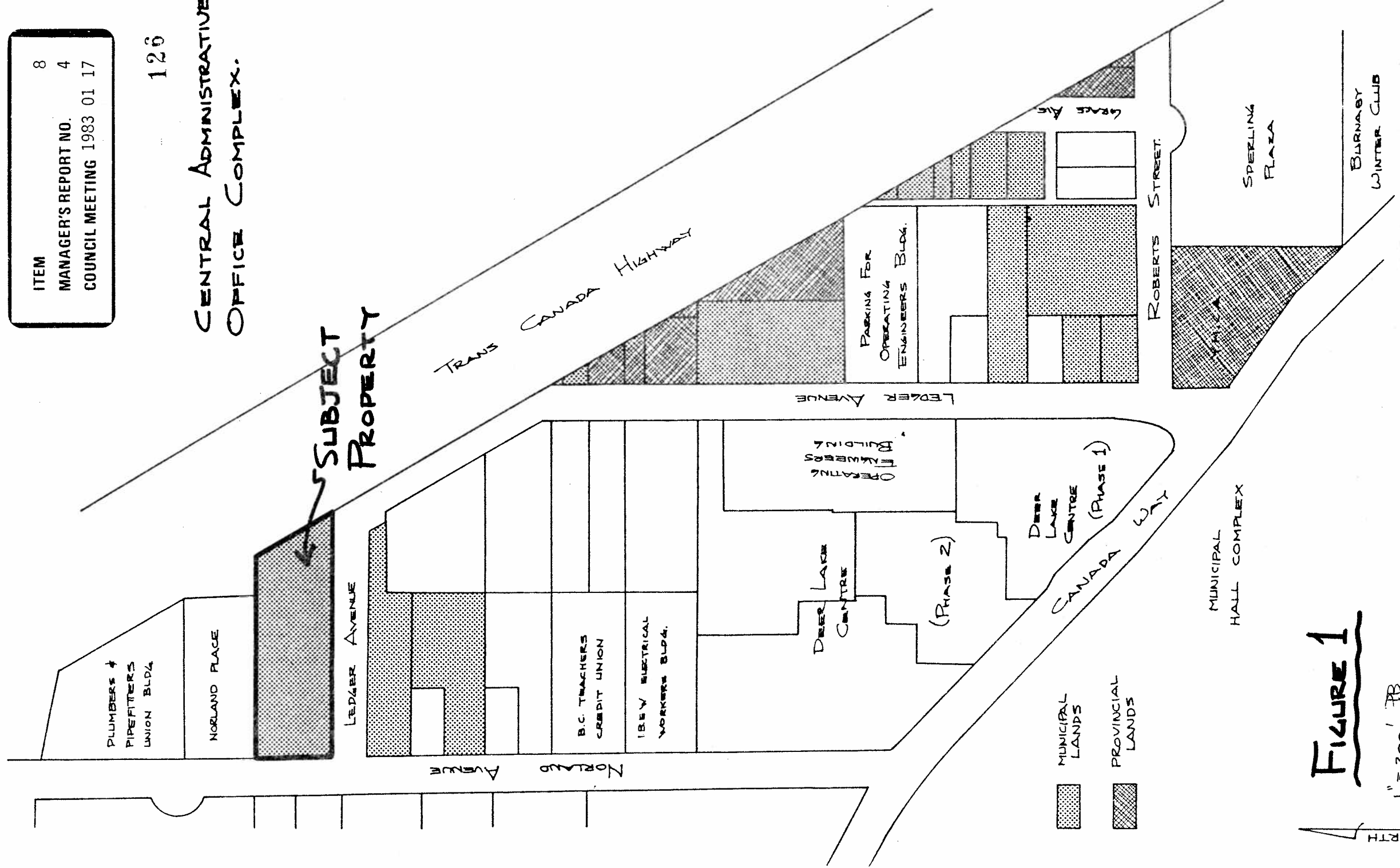
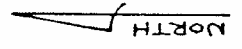


Figure 1

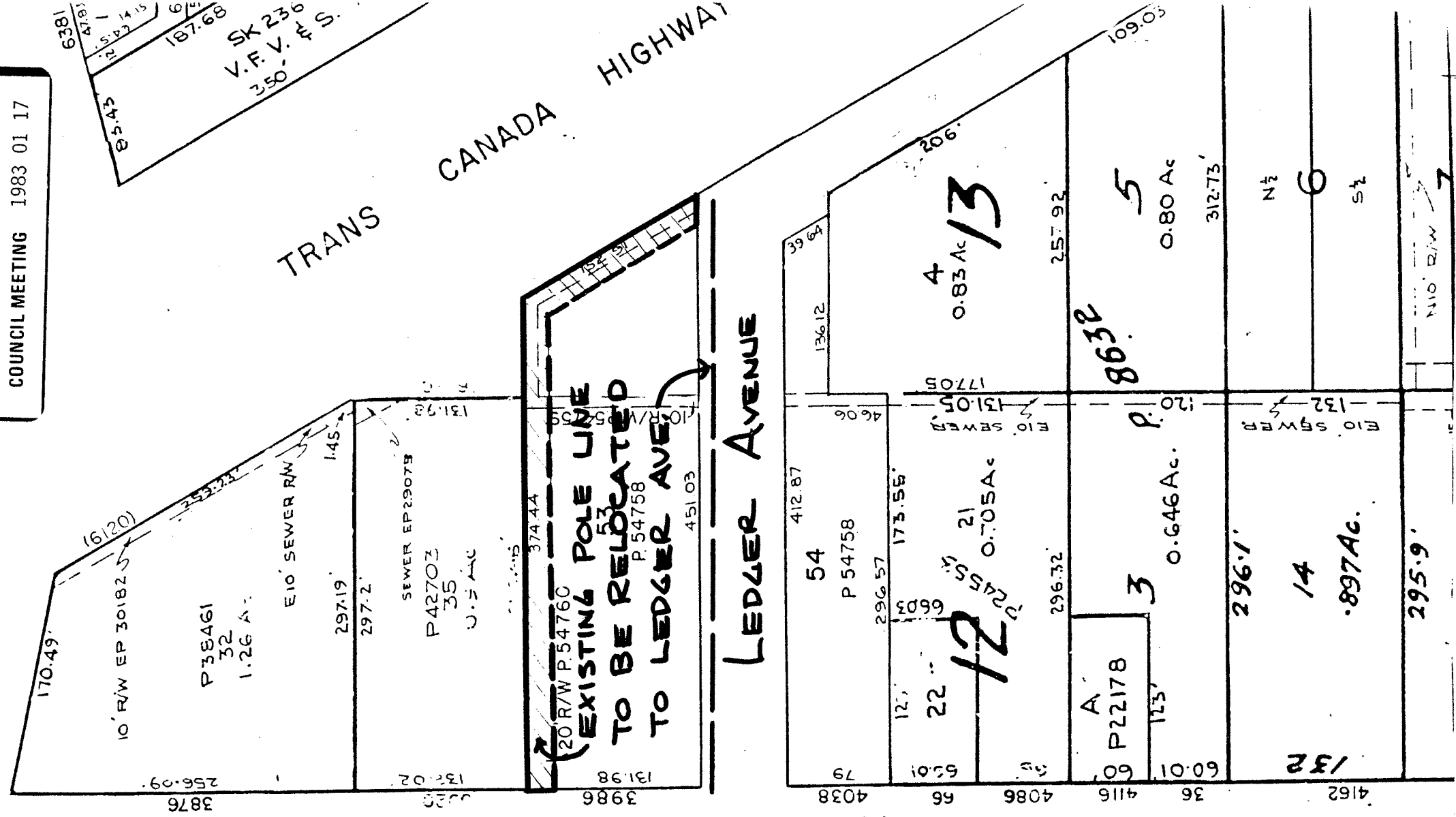
1" = 200' RB
 1982 Dec. 30



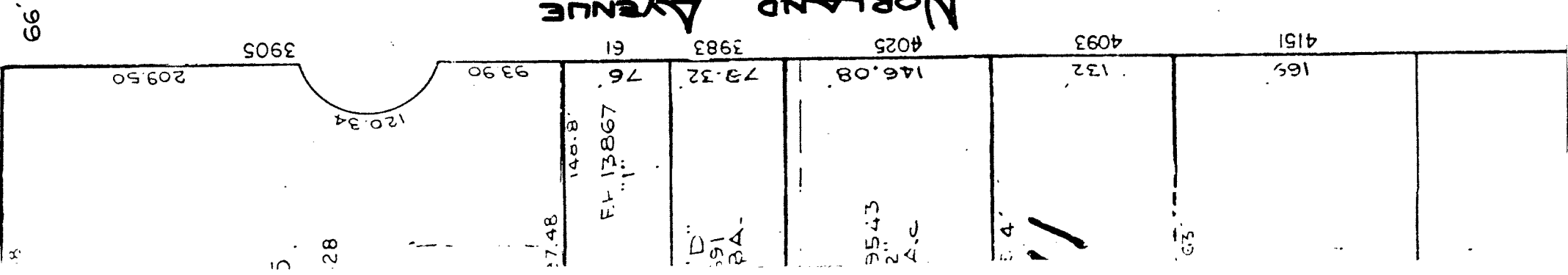
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6381
 478
 1
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 14.15
 6
 187.68
 SK 236
 V.F.V. 44 S.
 250

TRANS CANADA HIGHWAY



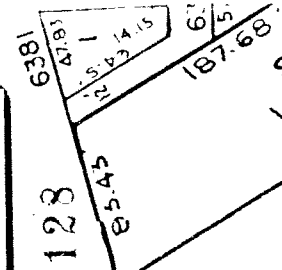
NORLAND AVENUE



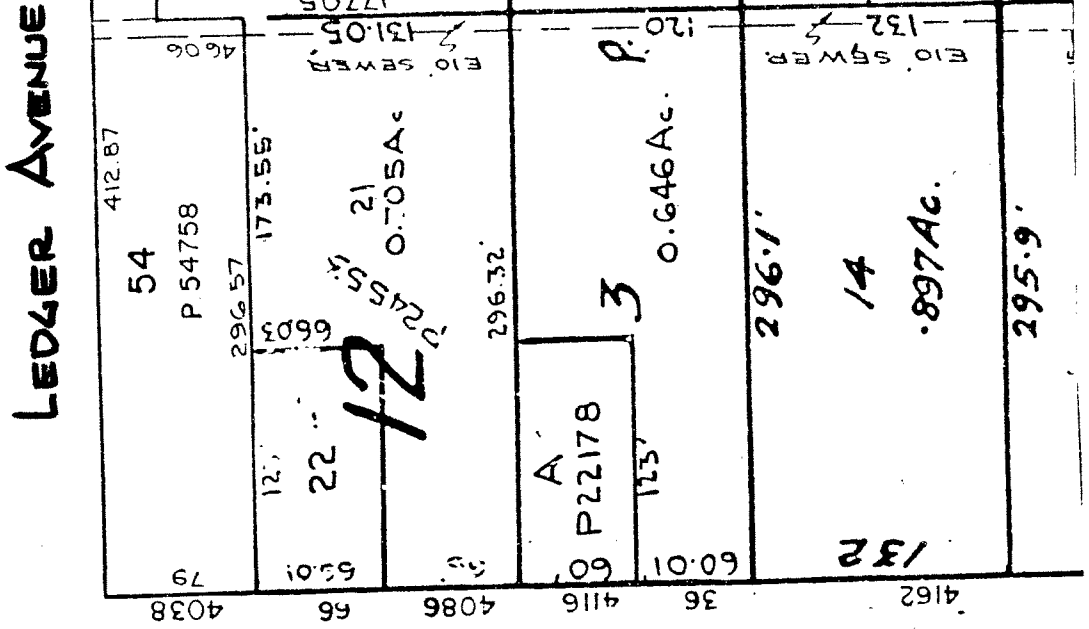
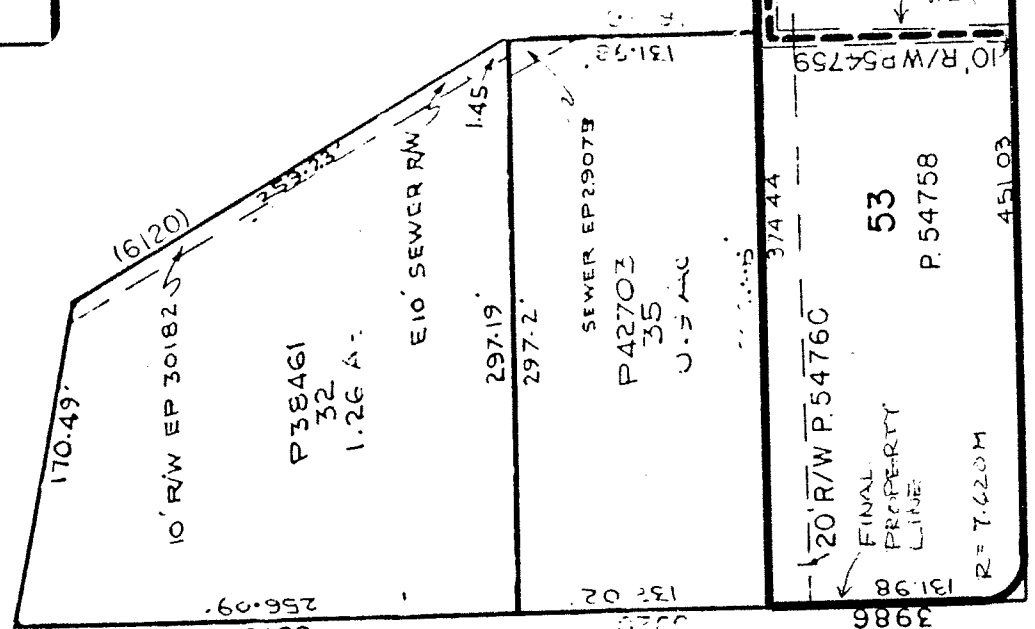
1" = 1000' FB
 1982 Dec. 30

FIGURE 2

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TRANS CANADA HIGHWAY
5' METER WIDE PARCEL TO BE HELD FOR EXCHANGE WITH MINISTRY OF TRANSPORTATION & HIGHWAYS



1" = 100' PB
1982 DEC. 30

FIGURE 3

