

RE: 1987 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE NO. 63/85

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 18
FROM: APPROVING OFFICER
RE: 1987 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE 63/85

RECOMMENDATIONS:

1. THAT Council authorize the servicing of the subject municipal subdivision from the Land Assembly and Development Program and subsequent sale of the proposed lots by public tender.
2. THAT Council authorize the preparation of all necessary survey plans and engineering design drawings by the Engineering Department.

REPORT

1.0 SUMMARY/INTRODUCTION

The Municipality owns vacant land at Parker Street and Gamma Avenue (see attached Sketch #1). The zoning of the land is R5 Residential District. It is proposed that this land be subdivided into nine (9) lots having a minimum width of 15 m (50 feet) in conformity with the R5 Residential District guidelines and to be compatible with the surrounding 15 m lots in the area. Subsequent to servicing it is proposed that the lots be offered for sale by public tender (sales proposed for 1987).

This subdivision appears in the 1987 Capital Budget - Municipal Subdivisions.

2.0 SERVICING REQUIREMENTS

The Director Engineering has provided a preliminary servicing estimate of \$46,575.00 for road works (upgrading of Gamma Avenue), water, storm, sanitary, underground wiring and boulevard planting.

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It is estimated that the engineering, survey and legal fees will be approximately \$6,520.00 (14% of the servicing cost).

A Parkland Acquisition Levy of \$8,397.00 is required for the creation of the new lots.

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The estimated market value of the nine lots is \$630,000.00. A total of approximately \$61,492.00 is required for their creation and servicing. The estimated raw land value is \$440,000.00. The net revenue to the Municipality after servicing, allowance for the raw land value and sale by public tender is approximately \$126,000.00.

3.0 REQUIRED PLANS AND DOCUMENTS

It will be necessary to have engineering design drawings prepared in connection with the above services.

A subdivision plan is required to define the lot boundaries.

A covenant pursuant to Section 215 of the Land Title Act will be registered over all lots to prohibit vehicular access from Parker Street (major residential collector street) and to ensure that access is taken via the adjacent lane only for traffic reasons.

All items associated with the subdivision will subsequently be deposited in the Land Title Office for registration.

4.0 FINANCING

All costs associated with preparation of engineering design drawings and survey plans, registration and servicing are to be funded from the Land Assembly and Development Program.

The development is in accordance with our Capital Program and funds are available to finance the development. The proceeds from the sale of the lots will be deposited back into this fund.

5.0 CONCLUSION

The subdivision of these lots will be in keeping with the R5 Residential character of the surrounding lots and will put to use that block of undeveloped municipal property. We are, therefore, seeking Council authority to pursue the subdivision and servicing. A further report will be forwarded to Council outlining minimum values of the lots when they are offered for sale by public tender (subsequent to completion of servicing).

CMM:ad
Att.

cc: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services
Director Administrative & Community Services
C.R. Lowther - Planner II


A.L. PARR,
APPROVING OFFICER

