

RE: SUBDIVISION REFERENCE #77/82
REZONING REFERENCE 44/82
PROPOSED LAND EXCHANGE - REGENT ST./GRANDVIEW HWY./GILMORE AVE.

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 February 28
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
RE: SUBDIVISION REFERENCE #77/82
REZONING REFERENCE #44/82
PROPOSED LAND EXCHANGE - REGENT ST./GRANDVIEW HWY./GILMORE AVE.

PURPOSE: To seek Council authority to enter into negotiations with the developer of Rezoning Reference #44/82 to acquire lands and to sell municipally-owned lands.

RECOMMENDATIONS:

1. THAT approval in principle be given by Council to acquire lands and to sell municipally-owned lands on a net site area basis.
2. THAT Council authorize the preparation of subdivision plans by the Director Engineering to create the ultimate site boundaries of the proposed municipal site (proposed Lot 2).
3. THAT Council authority be given to the Municipal Solicitor to negotiate a land acquisition and land sale with a further report to be submitted at the conclusion.

R E P O R T

1.0 BACKGROUND

In connection with a bid received and accepted from T.E.C. Management to acquire municipal lands, roads and lane allowances, Council, on 1988 August 08, lifted a tabled report from the Municipal Solicitor and adopted the following recommendation:

"THAT if the transaction does not complete the Corporation treat the contract as terminated and return the purchaser's deposit."

The transaction was not completed by 1988 July 31 as required under the terms of the contract and the contract was terminated. The purchaser's deposit was subsequently returned.

Arising from that, Council, on 1988 August 22, authorized the introduction of a highway exchange bylaw involving the closure of a portion of Regent Street in exchange for the dedication of land for Grandview highway road allowance purposes and the consolidation of municipal lands into one site as shown on the attached Sketch #1.

The highway exchange bylaw and site consolidation have been finalized.

RE: SUBDIVISION REFERENCE #77/82
REZONING REFERENCE #44/82
PROPOSED LAND EXCHANGE

1989 February 28 . . . PAGE 2

ITEM	12
MANAGER'S REPORT NO.	18
COUNCIL MEETING	89/03/06

T.E.C. Management, the developer of the adjacent site to the east (Rezoning Reference #44/82) has now expressed an interest in pursuing a land acquisition and land sale with the Municipality in order to reconfigure his site as shown on the attached Sketch #2. This would provide an opportunity to create separate sites for rezoning to the M5 Light Industrial District and development (with one site owned by the Municipality and one site owned by T.E.C. Management). These proposed sites would be adjacent to several other sites, one of which was recently assembled, rezoned, sold and is under construction (to the west) and another which has had two Readings of Rezoning Reference #57/88 (to the north).

132

2.0 LAND ACQUISITION AND LAND SALE PROPOSAL

It is proposed that portions of the municipally-owned lands be sold and portions of the adjacent privately-owned lands be acquired so as to produce a rational and efficient pattern of sites for industrial development, based on the M5 District. The municipal site boundaries would be reconfigured and proposed Lot 2 created by subdivision plan (to be prepared by the Director Engineering). Similarly, the private site boundaries would be redefined and proposed Lot 1 created by subdivision plan (to be prepared at the expense of the developer).

Both sites would be accessed from a new industrial cul-de-sac to be constructed on the Regent Street alignment, as shown on Sketch #2. Such a reconfiguration proposal will require the design and construction of required services to both sites, with the Municipality paying for the construction of Portion "A" of Regent Street and related servicing requirements, and T.E.C. Management paying for Portion "B" and other related servicing as required under the terms and prerequisites of Rezoning Reference #44/82. In addition, proposed Lot 2 must be rezoned to the M5 District prior to its sale by public tender.

It is proposed that the area to be sold and the area to be acquired would be on a net site area basis (total sale area minus required road dedication area and total acquisition area minus required road dedication area). The final net site areas would have to be determined by the final subdivision plans.

3.0 CONCLUSIONS

In order to pursue the above proposal, we are, at this time, seeking Council authority to enter into negotiations with the developer of the adjacent lands for the land acquisition and sale required to accomplish the industrial subdivisions as described. A further report will be submitted to Council outlining detailed recommended values, together with detailed servicing requirements, at the conclusion of negotiations, and prior to advancing design or creation of services or finalization of the subdivision plan.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

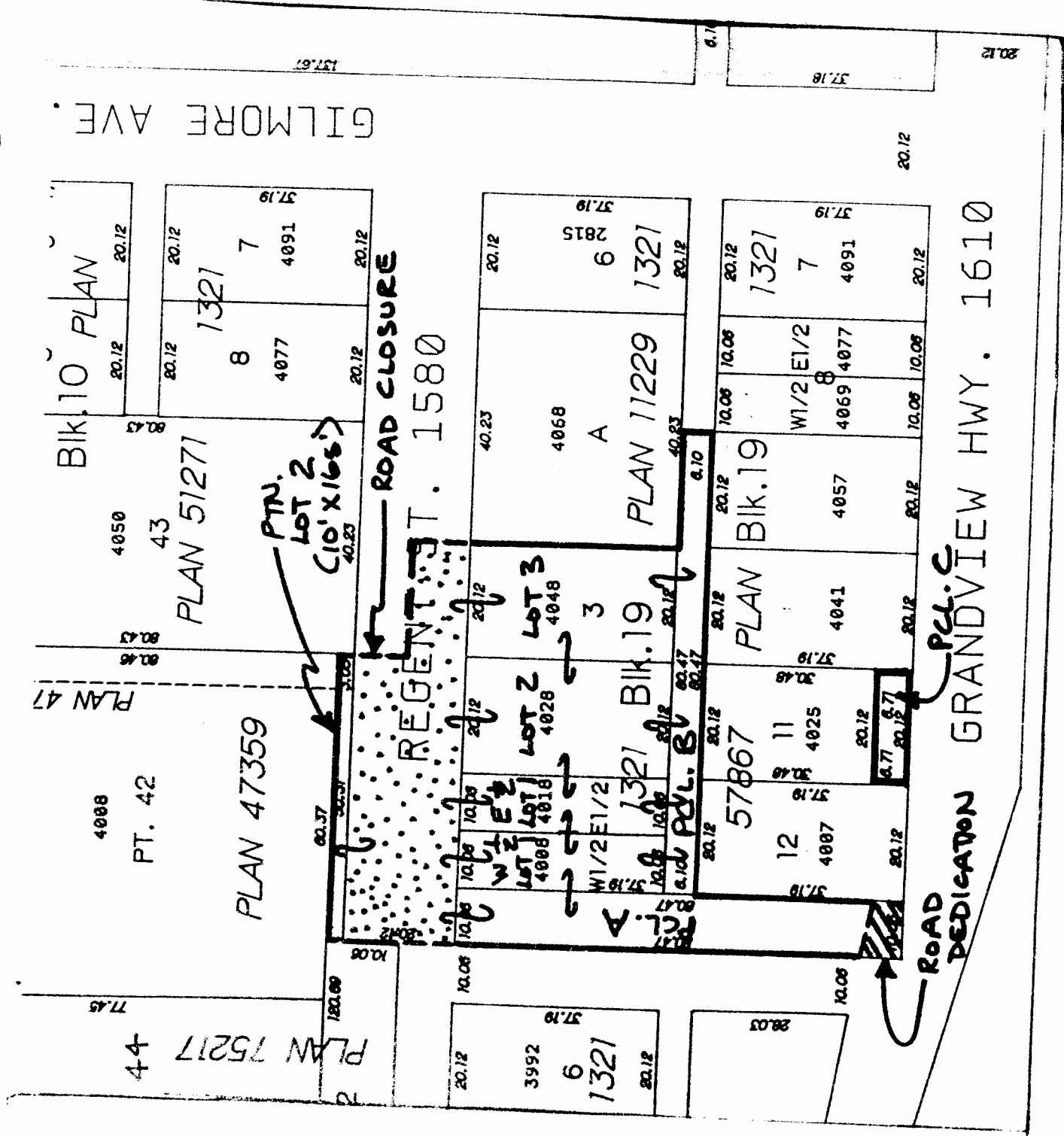
CMM:hr
Atts.

cc: Municipal Solicitor

ITEM 12
 MANAGER'S REPORT NO. 18
 COUNCIL MEETING 89/03/06

PROPOSED CLOSURE OF A PORTION OF REGENT STREET WEST OF GILMORE AVENUE AND SITE CONSOLIDATION OF MUNICIPAL LANDS

R.C. REF. # 10/82
 D.L. 69



SKETCH #1

150

SCALE: 1:1000M
 1988 AUGUST
 C.M.M.

