

ITEM	9
MANAGER'S REPORT NO.	1
COUNCIL MEETING	90/01/08

RE: SUBDIVISION REFERENCE NO. 45/89
 REZONING REFERENCE NO. 15/89 AND 32/89
 LOUGHEED HIGHWAY/PHILLIPS AVENUE/SOUTHCREST DRIVE
SALE OF MUNICIPAL LAND AND LAND ACQUISITION AND COST SHARING

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 JANUARY 02
 FROM: APPROVING OFFICER FILE: S.D. 46/89
 SUBJECT: SUBDIVISION REFERENCE #46/89
 REZONING REFERENCE #15/89 AND #32/89
 LOUGHEED HIGHWAY/PHILLIPS AVENUE/SOUTHCREST DRIVE
 1. SALE OF MUNICIPAL LAND AND LAND ACQUISITION
 2. COST SHARING

PURPOSE: To obtain Council authority for the sale of municipal land, the acquisition of privately-owned land and for cost sharing of services.

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RECOMMENDATIONS:

1. THAT Council authorize the sale of municipal land and the acquisition of privately-owned land subject to the terms outlined in Section 2.0 of this report.
2. THAT Council authorize the expenditure of an amount not exceeding \$67,500.00 as the Corporation's share of costs in the above-noted development, as more particularly outlined in Section 3.0 of this report.

R E P O R T

1.0 BACKGROUND

The Municipality owns property adjacent to privately-owned lands which are the subject of current rezoning and subdivision applications as shown on the attached sketch.

This subdivision involves the sale of portions of municipal land, the acquisition of privately-owned land, and cost sharing of services to be installed by the subdivider which are a direct benefit to the adjacent municipal lands to be rezoned and subdivided in the future.

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2.0 LAND SALE AND LAND ACQUISITION

Portions of municipal land are to be sold to the subdivider for consolidation with proposed Lots 1, 2 and 10.

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A portion of privately-owned land is to be acquired for consolidation with the adjacent Municipal lands for land assembly and future subdivision purposes. The Corporation's Legal Department has placed a value of \$168.00 per m² on the net gain in land area to the subdivider (total area to be sold minus total area to be acquired).

The subdivider will be responsible for preparation of all survey plans, engineering design drawings, and for legal costs involved in the subdivision with the Municipality reimbursing the subdivider for its share.

3.0 COST SHARING

As can be noted on the sketch, the Corporation will be sharing in the cost of services to be installed by the subdivider which will directly benefit adjacent Municipal lands to be subdivided in the future.

The Director Engineering has advised that the Corporation's share of the servicing totals \$67,500.00 for road works, storm, sanitary, water, street lighting, underground wiring, boulevard landscaping, and for legal, survey and engineering design work.

All costs associated with the Corporation's cost sharing arrangement for preparation of engineering design drawings, survey plans and documents, as well as installation of services, are to be funded from the Municipal Land Assembly and Development Program. The proceeds from the future sale of the municipal lots will be deposited back into this fund.

4.0 CONCLUSION

In order to allow the subject private subdivision to proceed, we are seeking Council authority to pursue a land sale and land acquisition, and a cost sharing arrangement with the subdivider for servicing.


A. L. Parr
Approving Officer

CMM:lf

Attachment

cc: Director Engineering
Director Finance
Municipal Solicitor

