

ITEM 10  
MANAGER'S REPORT NO. 54  
COUNCIL MEETING 92/08/24

TO: MUNICIPAL MANAGER

1992 August 17

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED SALE OF MUNICIPAL LOT  
7730 - 12TH AVENUE  
22.5 ft. x 153.8 ft. (3,460. sq.ft.)  
Lot 4, Blk.2, D.L. 28, Plan 24032

PURPOSE: To advise Council of the recommended land value for the sale of a substandard municipally-owned lot at 7730 - 12th Avenue

RECOMMENDATIONS:

1. THAT Council approve the minimum bid price for 7730 - 12th Avenue as outlined in this report.
2. THAT Council authorize the posting for sale of 7730 - 12th Avenue subject to the conditions outlined in this report.

R E P O R T

BACKGROUND:

The Planning and Building Department received a request from the owners of 7740 - 12th Avenue to purchase the municipal lot adjacent their property (see attached sketch). They advised they had been taking responsibility for its care and maintenance and now wished to gain full benefit from the property. Consolidation of the two lots would result in the creation of a duplex lot with no subsequent subdivision potential.

As a result of this request, Planning reviewed whether or not there was a need to retain the lot for municipal purposes. The Engineering Department advised that there were no existing services within the property and none were proposed. The Municipal Solicitor advised that an analysis of sales of duplex and non-duplex sized properties was done and that there existed a spread of approximately \$25,000.00. Therefore, this is the recommended minimum bid value to be submitted for the subject property.

CURRENT SITUATION:

Once the above information was received a letter was sent to the owners of 7740 - 12th Avenue stating that the sale of 7730 - 12th Avenue would be contingent upon completion of the following conditions:

1. Consolidation of the lot with 7740 - 12th Avenue.
2. Payment of compensation to the Corporation in the amount of \$25,000.00. Price does not include Property Purchase Tax or GST, which will be required.
3. Purchaser will be responsible for all survey and legal costs involved with the land sale and consolidation.

The Planning and Building Inspection Department has received the owners' written concurrence with the conditions of sale.



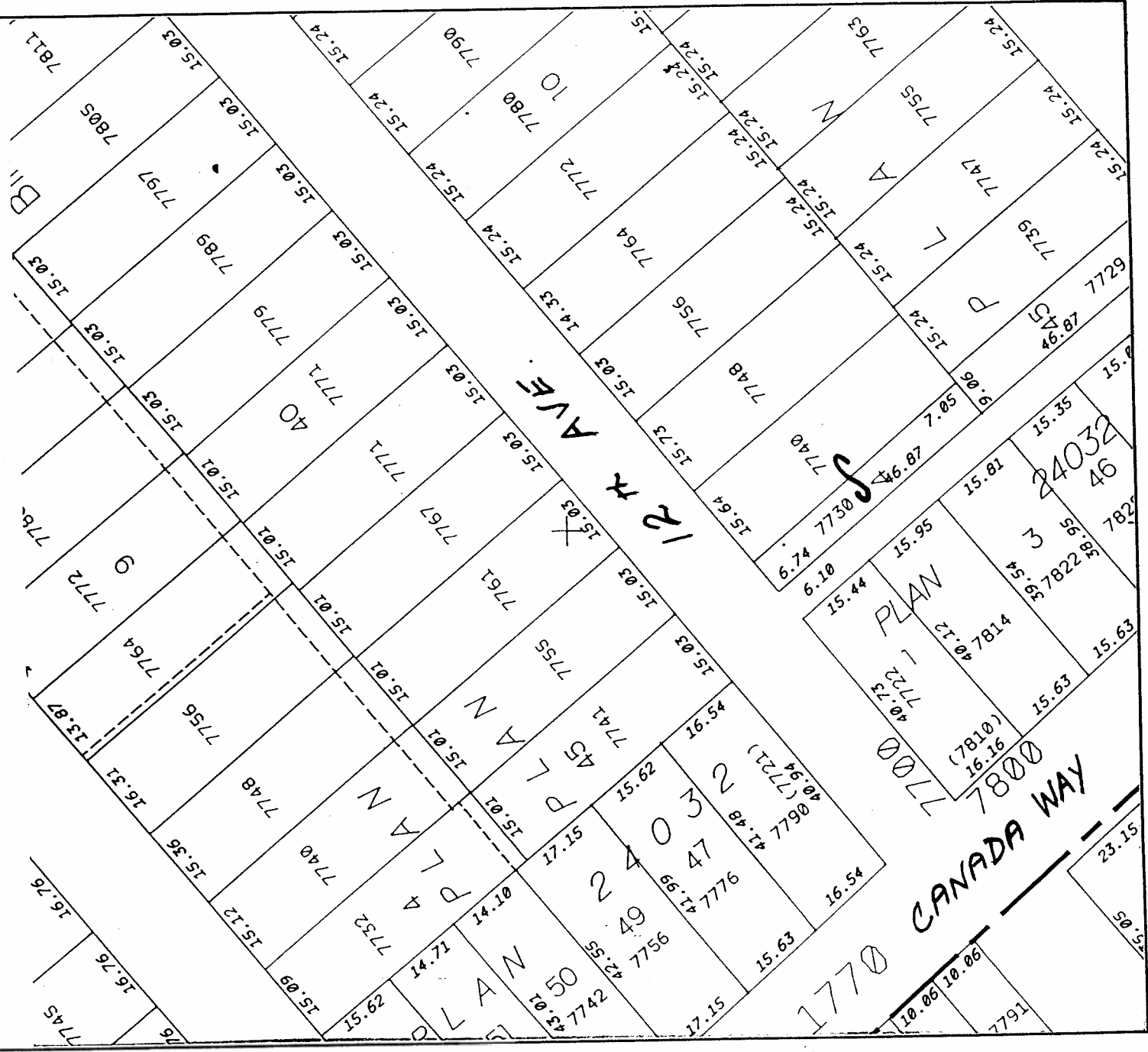
D. G. Stenson  
ACTING DIRECTOR  
PLANNING AND BUILDING

AD:hr  
Att.

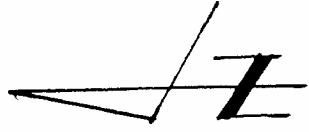
cc: Municipal Solicitor  
Director Engineering  
Director Finance

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Planning &  
 Building Inspection  
 Department



Date: 1990 Nov.  
 Scale: 1:1000  
 Drawn By:

PROPOSED SALE OF 7730 - 12<sup>TH</sup> AVE. (MUNICIPAL)  
 FOR CONSOLIDATION WITH 7740 - 12<sup>TH</sup> AVE.

ZONE: R5