

ITEM 4  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING 92/06/29

TO: ACTING MUNICIPAL MANAGER 1992 June 24

FROM: DIRECTOR PLANNING & BUILDING Our File: PS-40-92  
PS-41-92

SUBJECT: PROPOSED SERVICING AND SALE OF 7361 & 7365 TWELFTH AVENUE  
AND 7326, 7336, 7340, 7346 & 7350 THIRTEENTH AVENUE

PURPOSE: To obtain Council authority to advance the servicing and sale of Municipal properties for single family residential use.

RECOMMENDATION:

1. THAT the Director Engineering be authorized to arrange for the servicing of the subject properties as outlined in this report.
2. THAT, upon completion of the servicing, the Municipal Solicitor submit a further report establishing a minimum acceptable bid for the subject properties for their sale by public tender.

R E P O R T

SUMMARY

As a result of the development of the Municipal Land Inventory the subject properties have been identified as being available for release with a minimum of servicing. Authority is being requested to advance the servicing leading to their being offered for sale by public tender.

1.0 BACKGROUND

The Municipality owns eight (8) lots on Twelfth and Thirteenth Avenues south of Kingsway as shown on Figure 1 attached. They are vacant and situated within an R5 single and two family residential district (Figure 2 attached). They are designated for single and two family housing in the Official Community Plan.

2.0 EXISTING SITUATION

The properties in the area of the subject lots are developed with single and two family dwellings, a number of which have been redeveloped with new dwellings in recent years as shown on Figure 3 attached.

They are within an area of the Edmonds Town Centre Plan which is designated for review. However, this review is intended to focus on the Kingsway frontages in this particular area. As these properties are within an established R5 area which is experiencing redevelopment in accordance with this zoning designation, staff believe it is appropriate to release them for single family residential use.

The one exception is 7379 Twelfth Avenue which abuts the Kingsway properties (referenced on Figure 1). It is conceivable that this property may be impacted by the Plan review and it should, therefore, be held pending completion of the review.



**3.0 SERVICING**

The Director Engineering has advised that the servicing costs for the lots are as follows:

7326, 7336, 7340, 7346 & 7350 Thirteenth Avenue

Water services (all lots)  
Storm sewer (7340, 7346 - 13th Avenue)  
Re-pave lane (7340, 7346 - 13th Avenue)  
Construct gravel shoulder on 13th Street

\$ 3,100  
3,000  
6,100  
7,000  
\$23,300

7361 Twelfth Avenue

Water service

\$ 935

Total Servicing Cost

\$24,235

**4.0 ESTIMATED MARKET VALUE**

The Municipal Solicitor has estimated the current market value of the properties to be as follows:

7361 & 7365 - 12th Ave \$160 to 170,000 = \$320 to 340,000  
7326 & 7336 - 13th Ave 165 to 175,000 = 330 to 350,000  
7340, 7346 & 7350 - 13th Ave 160 to 170,000 = 480 to 510,000

Estimated Market Value

\$1.13 to 1.2 million

**5.0 SOURCE OF FUNDS**

Funds for the required servicing would be drawn from Capital Reserves but are not included in the 1992 Capital Budget. This expenditure would result in an increase in the 1992 Capital Budget spending limit by \$24,235.

However, it is proposed that the lots be sold upon completion of the servicing with the monies being deposited into Capital Reserves in 1992.

  
A.L. Parr, Director  
PLANNING AND BUILDING

PB/db  
Attachments (3)

cc: Director Administrative & Community Services  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
Municipal Solicitor  
S. Lum, Long Range Planner



Figure 2  
 1992 June 17  
 SCALE 1:2000

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116

L 29

P5

RM1

L 29

(RM1, RM2, P1)

CD

PLAN 68768

PLAN 65575

C4

R8 PLAN

R5

P3

47570

P3

82

PLAN

7200

7100

7000

6900

6800

6700

6600

6500

6400

6300

6200

6100

6000

5900

5800

5700

5600

5500

5400

5300

5200

5100

5000

4900

4800

4700

4600

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4400

4300

4200

4100

4000

3900

3800

3700

3600

3500

3400

3300

3200

3100

3000

2900

2800

2700

2600

2500

2400

2300

2200

2100

2000

1900

1800

1700

1600

1500

1400

1300

1200

1100

1000

900

800

700

600

500

400

300

200

100

0

PROPERTIES DEVELOPED WITH  
 OLDER SINGLE & TWO FAMILY  
 DWELLINGS

PROPERTIES WHICH HAVE BEEN  
 REDEVELOPED WITH NEW SINGLE  
 & TWO FAMILY DWELLINGS

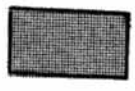


FIGURE 3

1992 June 17

NORTH

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L 29

