

TO: ACTING MUNICIPAL MANAGER 1992 June 23

FROM: APPROVING OFFICER

SUBJECT: 1992 MUNICIPAL SUBDIVISION PROGRAM
ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
SUBDIVISION REFERENCE #98/91 - CAMROSE PHASE IV

PURPOSE: To obtain Council approval for the advancement of the subject municipal subdivision for servicing and subsequent sale of the residential lots.

RECOMMENDATIONS:

1. THAT Council authorize the capital expenditure in an amount not to exceed \$609,000 from the Land Assembly and Development Reserve for the preparation of survey plans and engineering design drawings, the commencement of servicing of the subject municipal subdivision in 1992 with completion in early 1993, and the subsequent sale of the proposed lots by public tender.
2. THAT Council authorize the preparation of all required survey plans by the Director Engineering.

R E P O R T

1.0 SUMMARY/INTRODUCTION:

The Municipality owns a large tract of land at Phillips Avenue and Southcrest Drive, north of Loughheed Highway which, when subdivided, will complete these two roads and will link the recently created private single family residential subdivisions to the north and south as shown on the attached Sketch #1 and Sketch #2. The Municipality has, over the past several years, participated in cost sharing with the various developers of these subdivisions for servicing which will benefit the subject subdivision in the total amount of \$194,500. This site was rezoned in 1990 from A2 to R2 along with the private lands to the south at the time of subdivision of those lands (Rezoning Reference #15/89 and #32/89).

It is considered appropriate for the Municipality to advance this area for subdivision and commencement of servicing in 1992 with completion in early 1993 in order to complete the road links, to define the adjacent Camrose Park boundary, to recapture the servicing expenditures to date, and to continue with the ongoing municipal program of making available new single family residential lots for sale by public tender. There are only six single family residential lots left for sale in the most recent phase of the Cariboo subdivision. Before any further single family residential phases are advanced in Cariboo, Areas 4 and 5 (group housing sites) will need to be subdivided and serviced with the appropriate roads giving access into Area 3 (single family residential area). There are no other serviced residential lots available for sale from new municipal subdivisions.

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This proposed development has been reviewed by the Municipal Subdivision Coordinating Committee and is considered appropriate for advancement within the context of the review of the Municipal Land Inventory which is currently underway.

Appearing elsewhere on this agenda is a report proposing the servicing and sale of municipal properties which will result in a recapture of approximately \$1.18 million in this calendar year.

2.0 SERVICING REQUIREMENTS:

The Director Engineering has provided a preliminary servicing cost estimate of \$600,000 for road works, water, storm, sanitary, underground wiring, boulevard planting, street lights, and sidewalks.

There is an existing B.C. Hydro transmission line right-of-way running along the northern edge of the site through which two road links will be dedicated and constructed (Southcrest Drive and Phillips Avenue). B.C. Hydro have given their agreement in principle to these road crossings, subject to the following conditions:

- (a) The Municipality shall provide access for B.C. Hydro vehicles to the right-of-way from the east and west sides of both Southcrest Drive and Phillips Avenue.
- (b) Two single poles for circuits 60L39/60L40 will be within the Southcrest Drive road allowance. All costs for design alterations, protection, and/or relocation of the existing B.C. Hydro plant shall be the responsibility of the Municipality.
- (c) Final design drawings, when available, shall be submitted to B.C. Hydro for their review and final consent.

B.C. Hydro have provided a preliminary estimate of \$9,000 for the potential pole relocations. Actual costs will be based on required detailed design drawings.

A park dedication (proposed Lot 19) is being made from this site to form the remaining westerly boundary of Camrose Park in lieu of a parkland acquisition levy.

A total of 17 new single family lots will be created. The Municipal Solicitor has estimated the market value of the new lots to be from \$210,000 to \$225,000. Assuming a total lot sale revenue of \$3,697,500 based on an average lot sale price of \$217,500, and a total servicing cost of \$803,500 (\$600,000 estimated servicing cost, plus \$9,000 estimated Hydro cost, plus previous \$194,500 cost sharing costs), a net recapture of approximately \$2,894,000 may be realized to the Municipality in lot sales.

3.0 SOURCE OF FUNDS:

Six Hundred Thousand Dollars (\$600,000) is included for Phase IV of the Camrose Subdivision as a 1993-96 project under Land Assembly and Development, and will be advanced to 1992. This will result in an increase in the current year's Capital Budget spending limit of \$609,000.

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Sufficient appropriated funds are on hand in the Land Assembly and Development Reserve to finance these works.

The proceeds from the future sale of the municipal lots will be deposited into Capital Reserves.

4.0 CONCLUSION:

In order to continue with the ongoing municipal residential subdivision program, to recapture prior servicing expenditures, to define the adjacent Camrose Park boundary, and to complete the road links in this area, we are seeking Council authority to advance the subdivision and commencement of servicing of the subject municipal land in 1992 with completion in early 1993.

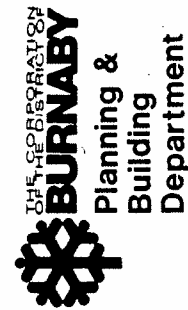
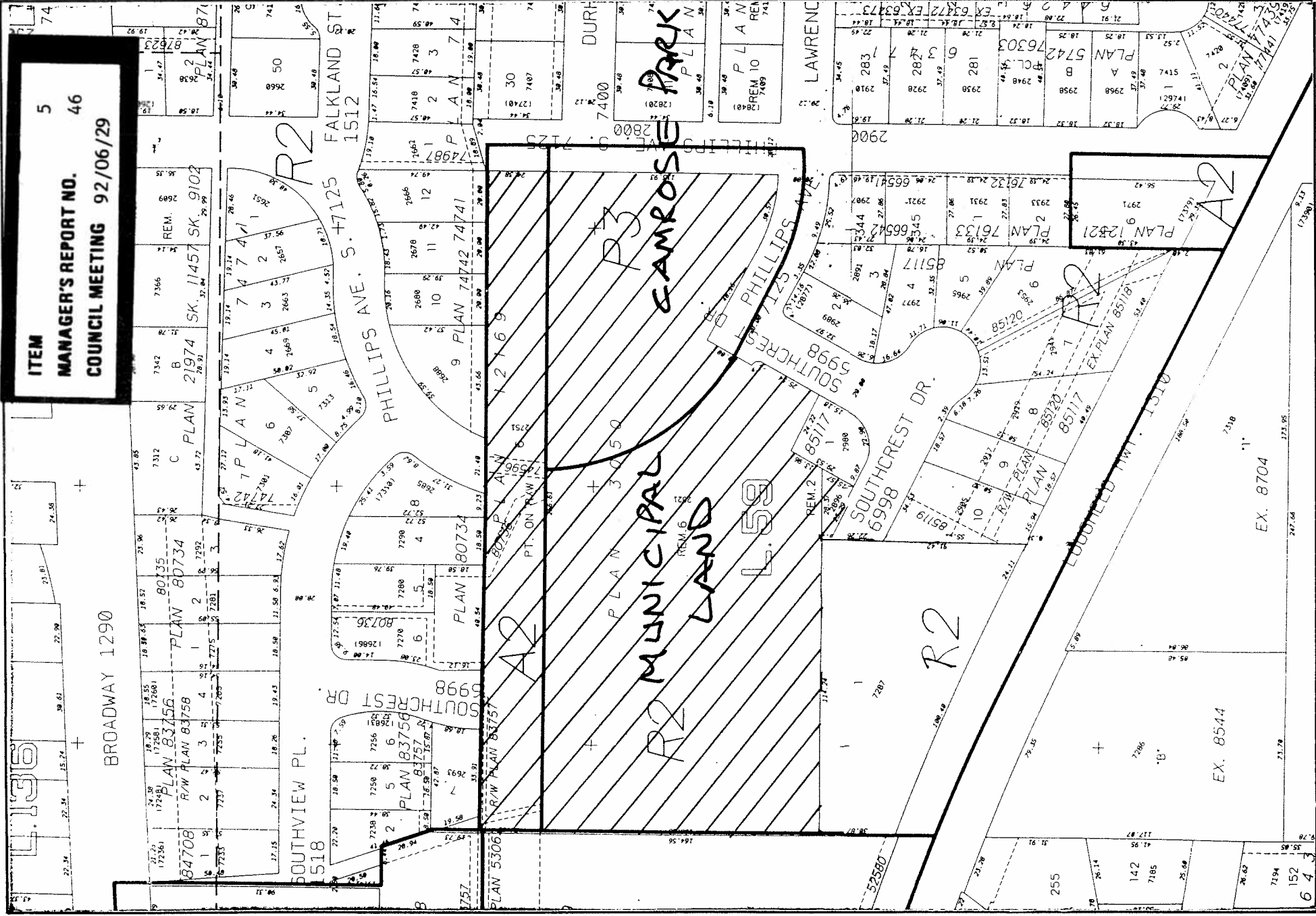
A further report will be forwarded to Council outlining minimum bid values of the lots when they are offered for sale by public tender (subsequent to completion of servicing).

CMM:hr
Atts.

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


A. L. Parr
APPROVING OFFICER

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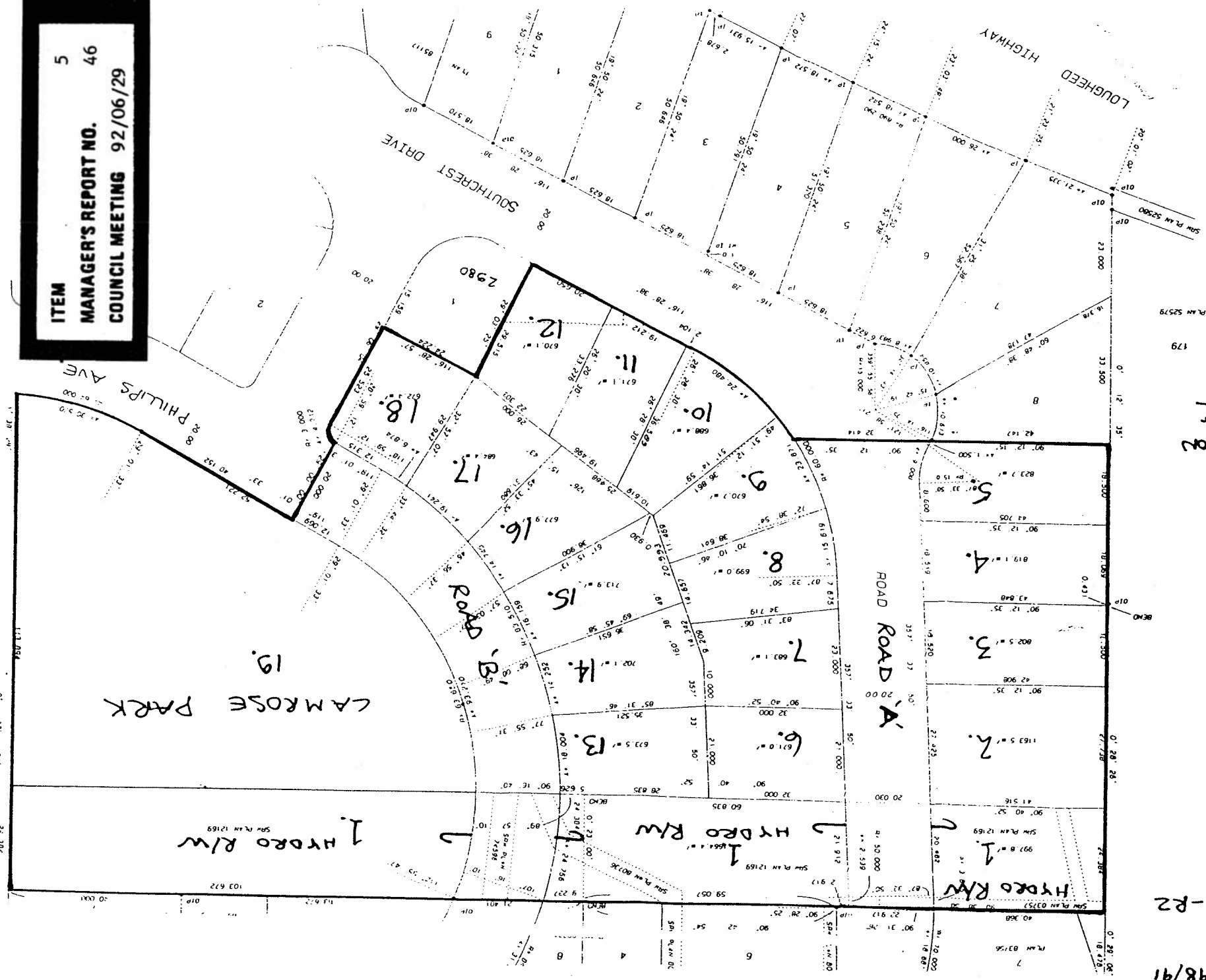
Date: 1992 JUNE
 Scale: 1:2000
 Drawn By: C. M.M.

S.D. # 90/91
CAMROSE PHASE IV
SKETCH #1



PHILLIPS AVE.

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SKETCH #2

MUNICIPAL SUBDIVISION
CAMROSE PHASE IV

N.T.S.
1991 DEC.
C.M.M.

D.L.'S 59/136/137
S.D. REF. # 98/91
Zoning: LOT 1-AZ
: LOT 19 - P3
: REMAINDER LOTS - P2

