

TO: MUNICIPAL MANAGER 1992 September 02
FROM: ACTING DIRECTOR PLANNING & BUILDING Our File: PS-3-92
SUBJECT: PROPOSED SALE OF 6117 MARINE WAY
PORTION OF LOT 12, BLOCK 7, D.L. 173, PLAN 1034

PURPOSE: To provide Council with information in support of a recommendation to dispose of surplus Municipal property.

RECOMMENDATIONS:

1. THAT the subject property be posted for sale at \$35,000 subject to its consolidation with 6151 Thorne Avenue.
2. THAT the Director Engineering be authorized to prepare the necessary survey plans.
3. THAT the Director Recreation & Cultural Services be authorized to arrange for the installation of the landscape buffer adjacent Marine Way at a maximum cost of \$6,000 as outlined in this report.

R E P O R T

1.0 BACKGROUND

Council, on 1992 August 24, received the Municipal Manager's In Camera Report No. 55, Item 03 and adopted a recommendation authorizing staff to pursue the sale of the subject property.

This property, which is outlined on Figure 1 attached, is a residual parcel which remains in Municipal ownership after the taking of the Marine Way right-of-way by the Province. It is zoned A2 Small Holdings District in conformance with the Big Bend Development Plan designation (Figure 2 attached).

2.0 EXISTING SITUATION

This parcel is redundant to Municipal and Provincial needs and cannot be developed independently as its only form of access is via Marine Way. In order for it to be utilized, it would need to be consolidated with an adjacent property. In this regard, a letter has been received from the owner of 6151 Thorne Avenue confirming his desire to proceed with acquisition.

The Municipal Solicitor has provided a value of the subject lot for consolidation of \$35,000.

A recommendation is being advanced, therefore, to post the subject property for sale subject to its consolidation with 6151 Thorne Avenue.

3.0 LANDSCAPE PROVISIONS

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As the subject lands abut Marine Way, it is proposed to register a covenant against the consolidated property to provide for the retention of existing trees which have been planted along the road frontage. The covenant area is proposed to be 20 feet wide which reflects the building setback for the A2 zoning district. In addition, to ensure an appropriate interface is maintained with Marine Way, it is proposed to plant additional material together with a cedar hedge.

The cost of this work has been estimated at \$5,760. It is proposed that the Director Recreation & Cultural Services arrange for the installation of the landscape buffer.

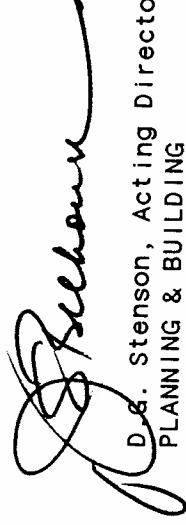
4.0 SOURCE OF FUNDS

Funds for this work are not provided for in the 1992 Capital Budget. This expenditure will result in an increase in the 1992 Capital Budget spending limit by a maximum of \$6,000, however the works will not be undertaken until the funds for the property sale have been received and deposited into Capital Reserves.



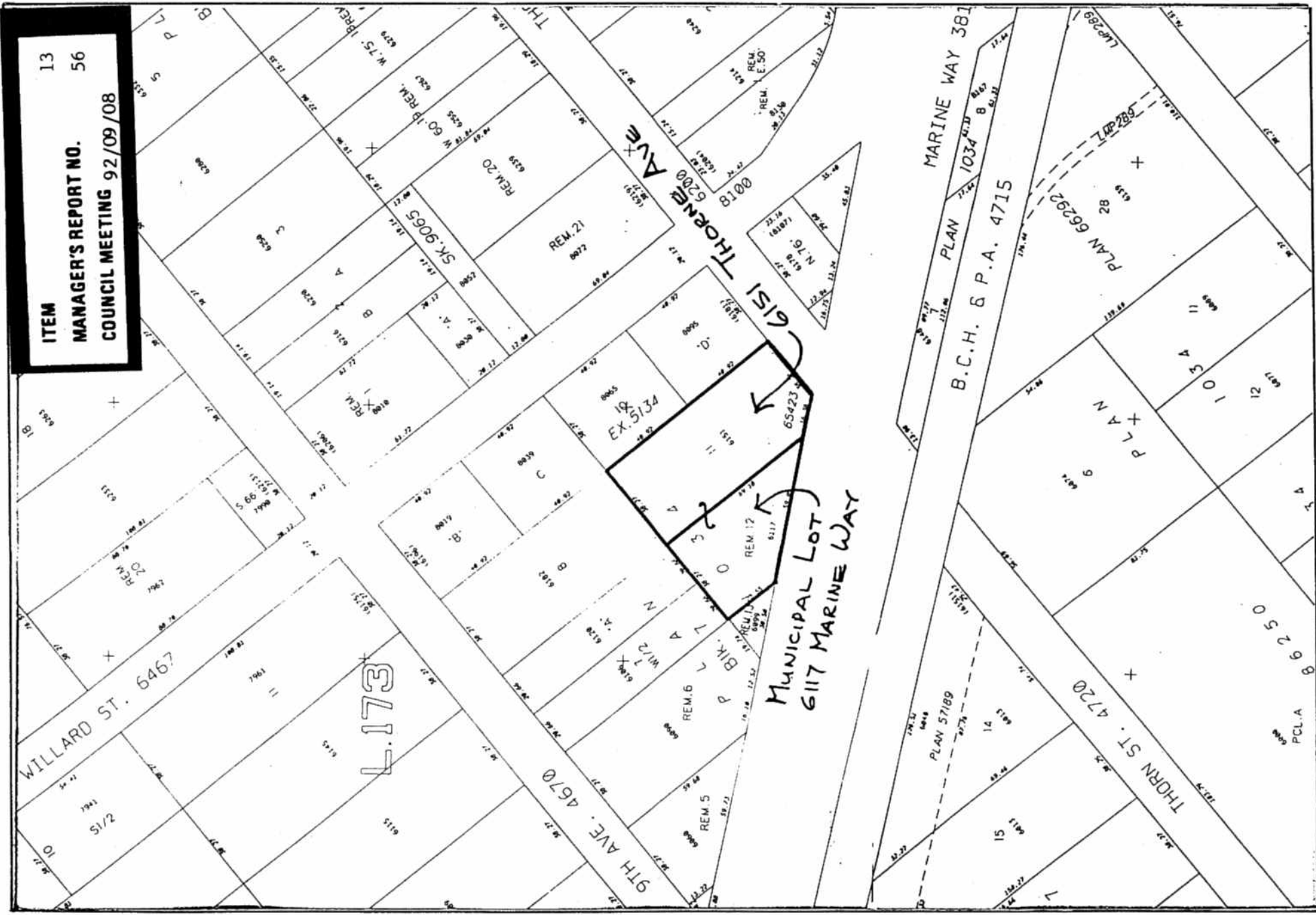
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Attachment

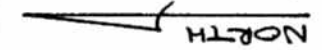


D.G. Stenson, Acting Director
PLANNING & BUILDING

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



ITEM 13
 MANAGER'S REPORT NO. 56
 COUNCIL MEETING 92/09/08











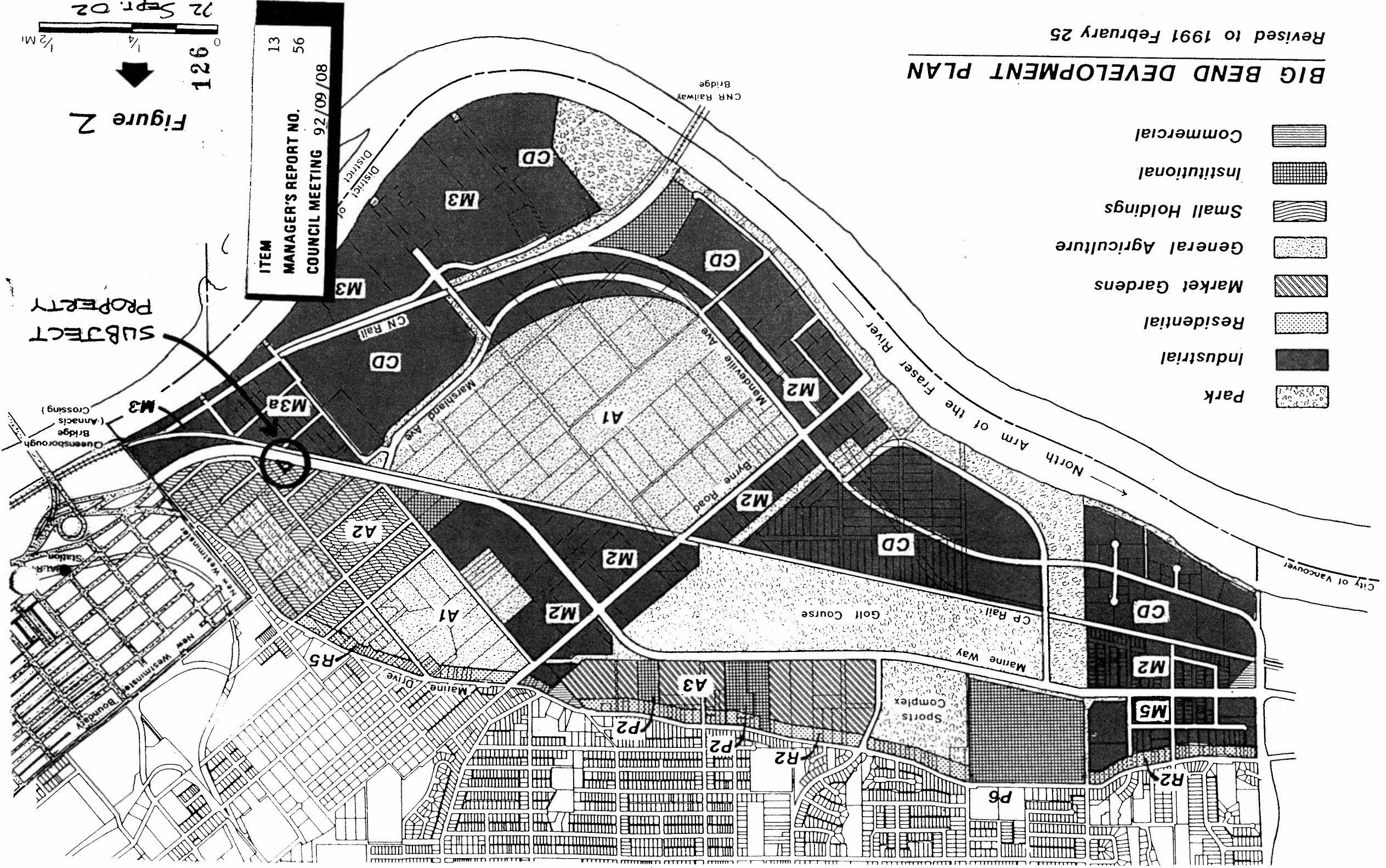
PROPOSED SALE OF
 6117 MARINE WAY 125
 Figure 1

Date:	92 Aug 17
Scale:	1:2000
Drawn By:	PB

BIG BEND DEVELOPMENT PLAN

Revised to 1991 February 25

-  Park
-  Industrial
-  Residential
-  Market Gardens
-  General Agriculture
-  Small Holdings
-  Institutional
-  Commercial



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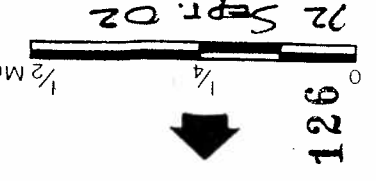


Figure 2

SUBJECT PROPERTY

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