

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

TO: CITY MANAGER

1993 June 23

FROM: APPROVING OFFICER

SUBJECT: **SUBDIVISION REFERENCE #130/92**
ROAD CLOSURE REFERENCE #12/92
7283 - 14TH AVE; 7298/7302/7308 - 15TH AVE.
Proposed Highway Exchange
Cost Sharing of Services

PURPOSE: To seek Council authority for the preparation and introduction of a Highway Exchange Bylaw, for the recommended compensation amount for the sale of a one foot portion of the lane closure area, and for the expenditure of funds involved as the City's share of the servicing costs on Thirteenth Street adjacent to City lands.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation and introduction of a Highway Exchange Bylaw involving the closure of a lane allowance within the subject site in exchange for the dedication of a road allowance, subject to the conditions outlined in Section 1.0 of this report.
2. **THAT** Council authorize the sale of a one foot x 65 foot strip to the abutting owner at 7293 Fourteenth Avenue, subject to the conditions outlined in Section 1.0 of this report.
3. **THAT** Council authorize the expenditure of an amount not exceeding \$40,000.00 as the City's share of services being installed by the developer of the subject site that will benefit the City's future site to the east as more particularly outlined in Section 2.0 of this report.
4. **THAT** Council authorize the preparation and execution of an agreement between the Developer and the City for the work associated with the design, construction and inspection of the services.

R E P O R T

1.0 HIGHWAY EXCHANGE

1.1 Background

The Planning and Building Department is in receipt of an application to subdivide properties at 7325 and 7283 Fifteenth Avenue, to create proposed Lots 1, 2, 3, 7, 8, 9 and 10 as shown on the attached sketch.

RE: SUBDIVISION REF. #130/92
ROAD CLOSURE REF. #12/92
HIGHWAY EXCHANGE/COST SHARING
1993 June 23.....PAGE 2

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

A condition of subdivision approval involves the dedication and construction of Fifteenth Avenue from 13th Street west to the westerly end of the required cul-de-sac to its full standard. Without obtaining road widening from three existing properties (7298, 7302 and 7308 Fifteenth Avenue) located between the above noted two lots, full road upgrading would not be possible. The developer has, however, agreed to include these three lots in with this subdivision application (proposed Lots 4, 5 and 6) and to provide the required road dedication and full road upgrading.

Road dedication from the above referenced three properties would, however, produce three new lots with insufficient lot area to meet the R5 Residential District regulations. To overcome this problem, the status of the existing undeveloped lane allowance to the south of these properties has been examined.

It has been determined that the lane allowance is redundant and may be closed and consolidated with the subject site. Inclusion of this lane allowance would produce lot areas which meet the R5 requirements for proposed Lots 4, 5 and 6, and would also provide a greater lot depth for proposed Lot 7 (which would otherwise be very shallow). Lane closure would also enable the completion of Fifteenth Avenue to a finished standard, with all costs borne by the developer.

The owners of the properties on Fourteenth Avenue which abut the lane but are not involved in the subdivision were contacted and apprised of the pending development and the proposed lane closure. All but one owner indicated no interest in acquiring a portion of the lane. The owner of 7293 Fourteenth Avenue, however, wished to purchase sufficient lane allowance to increase his single-family lot to one with future two-family potential. It was calculated that a one foot strip would meet his need.

Subsequently, a report of the proposed lane closure was circulated to the various agencies and departments having an interest in this matter and details are provided as follows:

1.2 Land Value

The total area of the lane closure excluding the 1 foot x 65 foot strip is 4,338 sq. ft. and the total area of the road dedication from the lots eligible for Highway Exchange is 6,243 sq. ft. resulting in no net gain to the development. Inasmuch as an excess of 1,905 square feet of land would be dedicated for road over and above that land which would be added into the site (lane closure area), and since the developer, by incorporating additional lots into the subdivision application, would be able to and would agree to fully construct Fifteenth Avenue, it is recommended that this lane closure area be transferred to the developer under the terms outlined in Section 1.3.

The value for the one foot strip to be purchased by the owner of 7293 Fourteenth Avenue has been established at \$10.00 per sq. ft.

RE: SUBDIVISION REF. #130/92
ROAD CLOSURE REF. #12/92
HIGHWAY EXCHANGE/COST SHARING
1993 June 23.....PAGE 3

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

1.3 Conditions of the Highway Exchange

The Highway Exchange would be conditional upon completion of the following by the developer and the owner of 7293 Fourteenth Avenue:

- (i) Consolidation of the closure areas with proposed Lots 4, 5, 6, 7 and existing Lot A (7293 - 14th Ave.)
- (ii) Dedication of the required Fifteenth Avenue road allowance and cul-de-sac.
- (iii) Granting of any necessary rights-of-way.
- (iv) Submission of the required Highway Exchange Bylaw and subdivision plans.
- (v) Payment of all necessary taxes and legal costs and completion of all necessary documents.
- (vi) Payment of compensation to the City for any net gain in land (no net gain for the lands involved in the subdivision, and \$10.00 per sq. ft. from the owner of 7293 Fourteenth Avenue).
- (vii) Completion of all conditions of the subdivision.

The developer of the subject subdivision application and the owner of 7293 Fourteenth Avenue have submitted letters concurring with the above conditions.

2.0 COST SHARING

2.1 Servicing

The current owner/developer of the subject property is Bhupal Construction Ltd. He is required to dedicate land and to upgrade Thirteenth Street between Fourteenth Avenue and Fifteenth Avenue as a condition of subdivision approval. The City would benefit from the provision of services which will serve the future city-owned site to the east, and would be responsible for paying its proportionate share. The services that have been identified as cost sharing items are: road, storm sewer, waterworks, street lights, underground wiring, boulevard grass and trees, and engineering design costs.

The engineering design drawings for the services are completed and the Engineering Department has estimated the City's share of the servicing costs at approximately \$40,000.00. The actual costs will be based on the contractor's tendered prices but will not exceed \$40,000.00.

RE: SUBDIVISION REF. #130/92
ROAD CLOSURE REF. #12/92
HIGHWAY EXCHANGE/COST SHARING
1993 June 23.....PAGE 4

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

2.2 Source of Funds

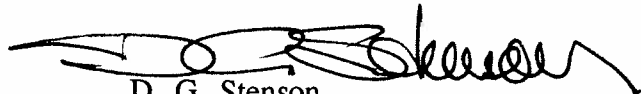
Sufficient appropriated funds are on hand in the Land Assembly and Development Program under the category "Cost Sharing with Developers" to finance these works. The proceeds from the future sale of the City site will be deposited into Capital Reserves.

2.3 Payment Schedule

Progress Payments will be made to the developer as determined by the Director Engineering

3.0 CONCLUSION:

In order to continue with the subdivision and full servicing of the subject site, we are seeking Council authority to proceed with the Highway Exchange, Cost Sharing of the servicing, and sale of a 1 foot x 65 foot strip of the lane to the owner of 7293 Fourteenth Avenue.



D. G. Stenson
APPROVING OFFICER

AD/CMM:
Att.

- cc: Director Administrative & Community Services
- City Solicitor
- Director Engineering
- Director Finance

