

TO: CITY MANAGER

2004 April 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SUBDIVISION REFERENCE #04-19
5538 Woodsworth Street

PURPOSE: To obtain Council authority for the subdivision of the City lot at 5538 Woodsworth Street for the dedication of a portion of the lot as lane allowance and the provision of the required servicing for future sale as outlined in the following report.

RECOMMENDATION:

1. **THAT** Council authorize the dedication of a portion of the City lot as lane allowance, subject to the conditions outlined in this report.
2. **THAT** Council authorize the Director Engineering to prepare the required subdivision survey plans and the design and construction of the required servicing works as outlined in this report.
3. **THAT** Council authorize expenditures not to exceed \$64,500.00 for the servicing of the City lot at 5538 Woodsworth Street.

REPORT

1.0 Background Information:

The City lot located at 5538 Woodsworth Street has been owned by the City for many years. The lot is vacant and is in the R3 Residential zoning district which can support a single-family dwelling. The lot is 20.12 m (66 ft.) wide and has a depth of 48.92 m (160.49 ft.). Adjacent the site is an unconstructed 6.1 m wide lane allowance as shown on the *attached* Sketch #1. The construction of this lane would form part of the servicing requirements to include storm sewer and pavement. In addition, the construction of this lane would provide an alternative traffic entrance and exit for the surrounding properties from the current location off Canada Way. The Planning and Building Department has recently received inquiries from the public for the possible sale of this lot and has investigated the subdivision of the City lot. This report outlines the results of this review.



2.0 Servicing Requirements:

The Director Engineering has conducted a preliminary review of the site and provided preliminary servicing requirements for the lot. The servicing requirements include, but are not necessarily limited to, the construction of a storm water main and the construction of the north/south lane. In addition, the gravel east/west lane is to be relocated as it currently trespasses the subject lot. The Director Engineering would be requested to provide the design and construction of these services. In addition, the Engineering Department would prepare the required legal subdivision surveys plan.

The cost of servicing the consolidated City lot is estimated at \$64,300.00. The document preparation and registration costs are approximately \$200.00. The total costs for the servicing is, therefore, estimated at \$64,500.00.

Subsequent to the servicing of this city lot, the Engineering Department is giving consideration to the closure of the lane at Canada Way and the restriction to right turn in and out for the lane at Sprott Street for traffic safety reasons. There would be consultation with the adjacent affected owners prior to any closure/restriction works being done.

3.0 Financing:

Sufficient Land Assembly Reserve funds are available and this expenditure can be accommodated within the Miscellaneous Servicing and Development component of the 2004 - 2008 Annual Capital Program. It is recommended that Council authorize the expenditure not to exceed \$64,000.00 for servicing of the City lot at 5538 Woodsworth Street .

4.0 Sale of the City Lot:

Upon finalization of the subdivision with the City lot, the City Solicitor would prepare a further report seeking Council approval of a minimum acceptable bid price for the property in preparation for its sale through public tender.



J.S. Belhouse
Director Planning and Building

KB/JSB:hr

cc: Chief Building Inspector
Director Engineering
Director Engineering, Environmental Services Division
City Solicitor
Director Finance

