

March 15, 2017
OUR FILE: 727
CITY FILE: SUB00648

Ms Michaela Chapman
Via email

Dear Ms. Chapman:

Reference: 4401 25th Avenue

For this property, we have reviewed and explored a few options. As a summary and to clarify options for this property we offer the following commentary.

- 1) Proposed 2 lot subdivision. Currently there is an application with the City for a 2 lot subdivision (City file SUB00648) applied for and granted March 28th 2016. In general, this PLR states:
 - New sanitary, storm, and water services are required for Lot A to be installed by City to property line.
Approx. cost \$15k
 - Onsite servicing to reconnect existing building \$10k
 - Relocate access to Lot B (or easement from property to east) \$25k
 - Engineering onsite. \$10k
 - Legal survey for subdivision \$7.5k
 - Legal fees for subdivision \$8k
 - Service agreement for curb/gutter/sidewalk along 27th \$45k
 - Added road dedication along 27th Avenue of 0.4m
 - **Approx. estimated cost to subdivide. \$120k**

- 2) REVISED Proposed 2 lot subdivision. The extension and revised PLR for a 2 lot subdivision (City file SUB00648) will expire March 31th 2018. This renewal has option to place “no-build” covenants to defer offsite improvements. However all conditions above are applicable once a building permit is applied for. In general, this PLR states:
 - Remove existing trailer – demo/removal permit \$2k
 - Easement for Lot B across Lot A to west \$5k
 - Legal survey for subdivision \$7.5k
 - Legal fees for subdivision \$8k
 - No-build covenant on Lot A and Lot B to defer 27th Ave improvements (\$45k) \$3k
 - Added road dedication along 27th Avenue of 0.4m – to be dedicated with subdivision
 - **Approx. estimated cost to subdivide – with no-build covenants \$25.5k**

- 3) NO Subdivision – sell property as is. The current PLR can be transferred with title or withdrawn and no added work will be required to leave the existing lot as is in one title. Should you have any questions or require further information, please do not hesitate to contact the undersigned at your convenience.

Sincerely;

EMA Consulting Ltd.



Jeffery Glasser, P.Eng.
Attach, Cc: Mr. Don Kassa – Remax Vernon