

## E. Kildonan Project

# 800 Dwellings, New Industrial Centre Planned

A vast residential and industrial expansion plan for East Kildonan was announced Friday by L. A. MacDonald, president of the British American Land Development Co. Ltd. The deal was confirmed by the municipal office.

The program, when completed, will probably total several million dollars in industrial investment. Construction of some 800 homes will exceed \$8,000,000 in value, with a further \$1,000,000 for sewer, water, roads and sidewalks.

The municipality has concluded negotiations for this program with British American Land Development Co. Ltd. The development will take almost all the remaining municipally owned land.

The big scheme was approved in a bylaw passed Thursday night at a special meeting of the East Kildonan council and climaxed a six-month negotiation period.

Mayor Les Bodie expressed "great pleasure" over the plan. He predicted it would attract a large number of industrial concerns and boost the municipality's position in this respect. He was particularly happy over the company's agreement to contribute to capital costs for schools in the residential area.

First phase of development, to begin immediately, provides for a trunk sewer and water main from Munroe avenue, north along the power line to Neil avenue, then west to Watt street and north along Watt to Leighton avenue.

### 800 LOTS

Land to be serviced for residential development will lie between Roch and Golspie streets, Munroe avenue to Leighton avenue and will comprise approximately 800 lots with all local improvements including paved roads.

The company's plan provides a commercial island along Watt

street for a modern shopping centre. Watt street will be paved 32 feet in width for buses. Provision is being made for a contribution toward capital costs of schools in this area.

Mr. MacDonald said his company is keenly interested in the industrial commercial land acquired under the agreement.

Approximately 400 acres of land will be opened for industrial requirements, he said. He also said East Kildonan will have an edge on other municipalities in Greater Winnipeg as it is a member of the Greater Winnipeg Sanitary district, and will be able to install the necessary improvements without difficulty or delay.

### WHY SELECTED

Mr. MacDonald said East Kildonan has been selected for this program because of its excellent location, reasonable tax structure and excellent record of municipal management.

Mr. MacDonald added that the contract for the local improvements had been awarded to Simkin Construction Co. of Winnipeg and the contractor had been instructed to begin installation of the main trunk sewer immediately.