

ITEM 19

MANAGER'S REPORT NO. 94

COUNCIL MEETING Dec. 17/73

19. Re: Sale of Municipal Property

- (1) Lot 2, Block 10, D.L. 40, Plan 3048
8042 Winston Street (formerly Rolco Pipe Supply Ltd.)
 - (2) W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Plan 3048
7976 Winston Street (formerly Inter-City Express)
- (Item 16, Report 62, August 20, 1973)
(Item 14, Report 75, October 9, 1973)

Following is a report from the Land Agent regarding sale of the subject lots by public tender (see attached sketch).

RECOMMENDATIONS:

- (1) W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Plan 3048
7976 Winston Street

THAT the bid tendered by Vanant Development Company in the amount of \$282,000 be accepted subject to the following conditions:

- a. That the applicant obtain the services of a qualified architect to elaborate upon the submitted development concept which has our approval in principle, with special architectural treatment to be given to the north and west faces of the building and any other portions of the structure open to view from the park or residential areas.
- b. That solid visual screening 6' in height comprised of masonry or cedar boards be constructed along the west boundary of the site over that portion which directly abuts the park site.

- (2) Lot 2, Block 10, D.L. 40, Plan 3048
8042 Winston Street

- a. THAT all bids tendered for this property be rejected and deposits returned to the bidders.
- b. THAT the property be reoffered for sale by public tender.

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TO: Manager

DEPARTMENT:

DATE: Dec. 13/73

FROM: E.W. Grist

DEPARTMENT: Lands

OUR FILE #

SUBJECT: (1) 8042 Winston Street - Lot 2, Block 10, D.L. 40,
Group 1, Plan 3048

YOUR FILE #

(2) 7976 Winston Street - W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Group 1,
Plan 3048

The subject properties were authorized for sale by public tender by Council at their meeting of October 9, 1973, subject to the following conditions:-

- (1) Retention by the Municipality of a 20' easement parallel to the westerly boundary of the property to provide for storm sewer installation. Installation of the storm sewer will be made after the sale of the property.
- (2) An easement over the southerly 33' in favour of the Greater Vancouver Sewage and Drainage Board.
- (3) The Purchaser demolishing or removing any buildings located thereon.
- (4) Conveyance of the property will be withheld until such time as the buildings have been demolished or removed.
- (5) Bidders are required to submit a written description of the intended use and development of the property with their bids.

These properties were advertised in the Vancouver Sun newspaper.
The following is a tabulation of the bids received:-

8042 Winston Street - Lot 2, Block 10, D.L. 40, Grp. 1, Plan 3048

(1) D. & C. Construction Ltd. 3042 Adanac St., Vancouver	\$ 51,105.00
(2) Larry Lee 4510 Kingsway, Burnaby	40,640.00
(3) Tri-City Leasing Ltd. 7530 Colleen Street, Burnaby	90,500.00
(4) J. Boshard & Son Ltd. 1445 Kingsway, Vancouver	58,000.00
(5) Don Perreault 5006 Grafton Street, Burnaby	68,330.00
(6) Quaker Oats Co. 8150 Winston Street, Burnaby	50,630.00

7976 Winston Street - W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Grp. 1, Plan 3048

(1) B.C. Plumbing Supplies Ltd. 399 W. 6th Avenue, Vancouver	\$ 150,000.00
(2) Don Perreault 5006 Grafton Street, Burnaby	93,330.00
(3) Tri-City Leasing 7530 Colleen Street, Burnaby	154,000.00
(4) Larry Lee 4510 Kingsway, Burnaby	155,669.00
(5) Vanant Development Co. 1060 Eden Crescent, Delta	282,000.00
(6) Dominion Construction Co. Bentall Centre, Vancouver	153,178.00

In the case of W $\frac{1}{2}$ of Lot 2, Block 9, D.L. 40, Group 1, Plan 3048, 7976 Winston Street, I would recommend the bid submitted by Vanant Development Company in the amount of \$282,000.00 be accepted, subject to the following comments from the Planning Department in connection with the sale of this property -

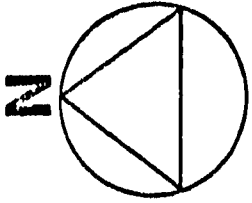
- (1) That the applicant be required to obtain the services of a qualified architect to elaborate upon the submitted development concept which has our approval in principle, with special architectural treatment to be given to the north and west faces of the building and any other portions of the structure open to view from the park or residential areas.
- (2) That solid visual screening 6' in height, comprised of masonry or cedar boards be constructed along the west boundary of the site over that portion which directly abuts the park site.

In the case of Lot 2, Block 10, D.L. 40, Group 1, Plan 3048, 8042 Winston Street, it is my opinion that the bids received for this property were not indicative of a reasonable market value for land in this area and I would recommend that all bids received for this property be rejected and the property be reoffered for sale by public tender.

All bids were accompanied by certified cheques in the amount of 5% of the total bid. These cheques have been deposited with the Treasurer for safekeeping.

EWG:co
cc: Treasurer
Planning
Attach.

M. W. Grist
M. W. Grist
Land Agent



ITEM 14
MANAGER'S REPORT NO. 75
COUNCIL MEETING Oct. 9/73

ITEM 19
MANAGER'S REPORT NO. 94
COUNCIL MEETING Dec. 17/73

