

Re: Sale of Properties on North Road
(Item 2, Report No. 33, April 29, 1974)

On April 23, 1974, Council tabled a report on the proposed disposition of seven properties that were acquired by the Municipalities of Burnaby and Coquitlam for the widening of North Road. Following are answers to the two inquiries that Council made during discussion of the matter on that occasion:

1. Did those who rented the subject houses pay the Municipality full taxes on the properties while they rented them and, if so, how much. If not, what would the taxes have been each of the years the properties were rented from the Municipality if they had been taxable.

The Municipality has rented the subject houses on a month-to-month basis. Therefore, no direct taxes were payable by the tenants.

The attached tabulation shows the amount of taxes payable on each of these properties for the years they have been rented, together with the amount of rental received up to and including December, 1973.

2. Perhaps the Municipality should sell the various lots as they are at the moment, or perhaps consider offers to sell the parcels on the basis of the purchaser relocating the house further back from the front property line rather than removing the dwelling.

The Planning Department is not in favour of selling the various lots as they are, as it is the Department's opinion that the Municipality must make arrangements to develop these properties in a fashion wholly consistent with area objectives and development patterns in the same manner that would be expected of a private developer.

Specifically, the provision of secondary access to the parcels from existing residential streets and the proposed new lane through dedications, will result in a suitable access condition for residential use, as contrasted with present access from the heavily-trafficked North Road. Similarly, the area and geometry of the southerly parcels will make possible an improved building orientation with respect to the noise and traffic of North Road, which the present lot size and geometry prevent.

Clearly, the restricted lot depth of less than 71' in the case of these southerly lots would result in the maintenance of non-conforming properties under the Municipality's own Zoning Bylaw, and prevent good living accommodation even if the dwellings were to be relocated further back on their respective properties.

The attached sketches #1 and #2 show existing setbacks of properties on North Road between Sullivan and Still Creek Streets.

Please be advised that the negotiator's time to acquire the right-of-way for North Road Widening was charged to the project. The total amount so charged was \$23,413.94, of which the Municipality of Coquitlam paid half.

Coquitlam Council on April 29, 1974 approved the recommendations that are noted below.

RECOMMENDATIONS:

THAT Council authorize the sale for removal of the seven subject houses, with the understanding that such sale would be by public tender; and

THAT authorization be given for the creation of five residential lots as shown on attached sketch #3; and

THAT the five residential lots be subsequently offered for sale by public tender.

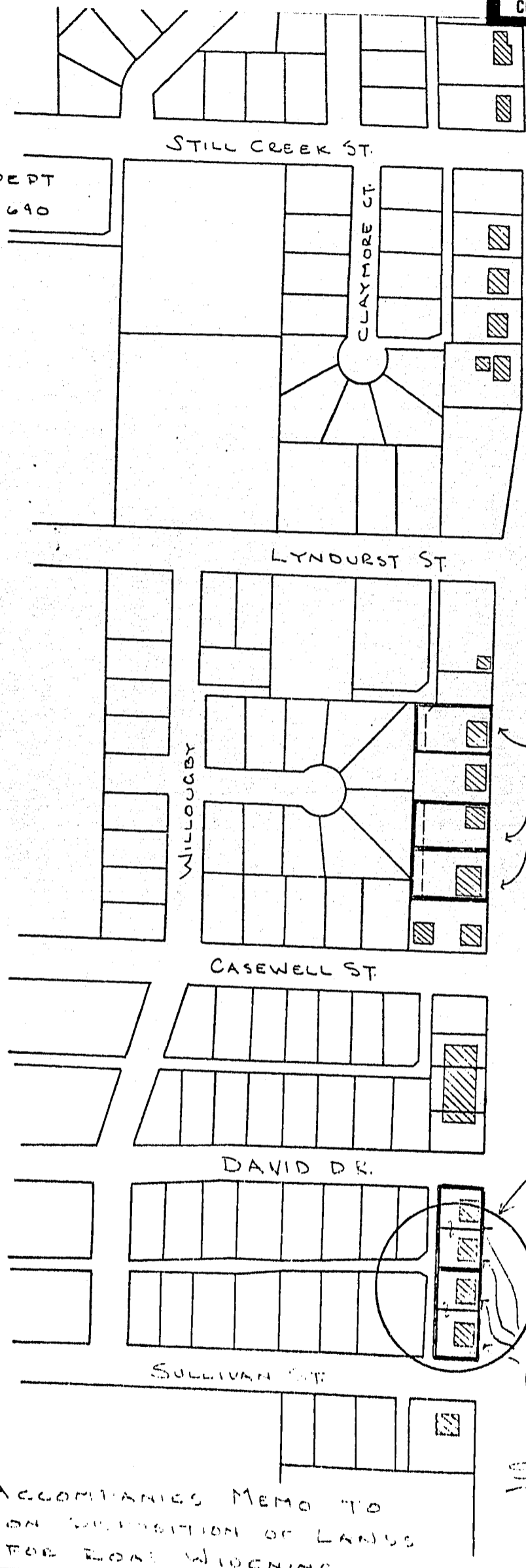
LAND ACQUISITIONS FOR NORTH ROAD WIDENING

CO-ORDINATE	<u>T A X E S</u>					TOTAL	REVENUE REC'D. FROM RENTALS
	1969	1970	1971	1972	1973		
8595-2869	485.04	436.44	464.79	472.60	490.53	2,349.40	\$ 7,360.00
8595-2915	443.17	436.91	463.89	487.42	506.13	2,310.52	7,975.00
8595-2949	398.12	483.94	516.64	531.02	560.46	2,490.18	7,725.00
8595-3111		464.62	513.13	577.36	604.14	2,159.25	7,045.00
8595-3137		407.82	476.42	461.94	465.54	1,811.72	6,257.00
8595-3161		426.57	476.19	482.13	479.02	1,863.91	7,630.00
8595-3187	397.65	560.41	612.11	596.33	497.70	2,664.20	6,855.00

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PLANNING DEPT
FILE # 08.640



NORTH

EXISTING HOUSES
TO BE REMOVED
(LANE DEDICATION
REQUIRED)

SEE SKETCH
2 FOR
ENLARGEMENT
OF THIS
AREA

EXISTING HOUSES
TO BE REMOVED
(2 NEW LOTS WILL
THEN BE CREATED)

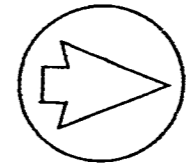
SKETCH # 1

MEMO HR 47
MAY '74.

SKETCH ACCOMPANIES MEMO TO
MANAGER ON REVISION OF LANDS
ACQUIRED FOR ROAD WIDENING

SULLIVAN ST

BURNABY



PROPERTY LINE

RETAINING WALL

5' CONC. CURB

5' CONCRETE SIDEWALK

4'

39.5'

39.5'

NORTH ROAD

Note - DISTANCE FROM RETAINING WALL TO PROPERTY LINE IS 4 FT (CONSTANT OFF SET FROM SULLIVAN TO STILL CREEK ST.)

FROM AERIAL INTERPRETATIONS, IT HAS BEEN DETERMINED THAT THE AVERAGE DISTANCE FROM THE PROPERTY LINES TO THE FRONT OF THE HOUSES IS APPROXIMATELY SEVEN FEET.

SKETCH #2

COQUITLAM

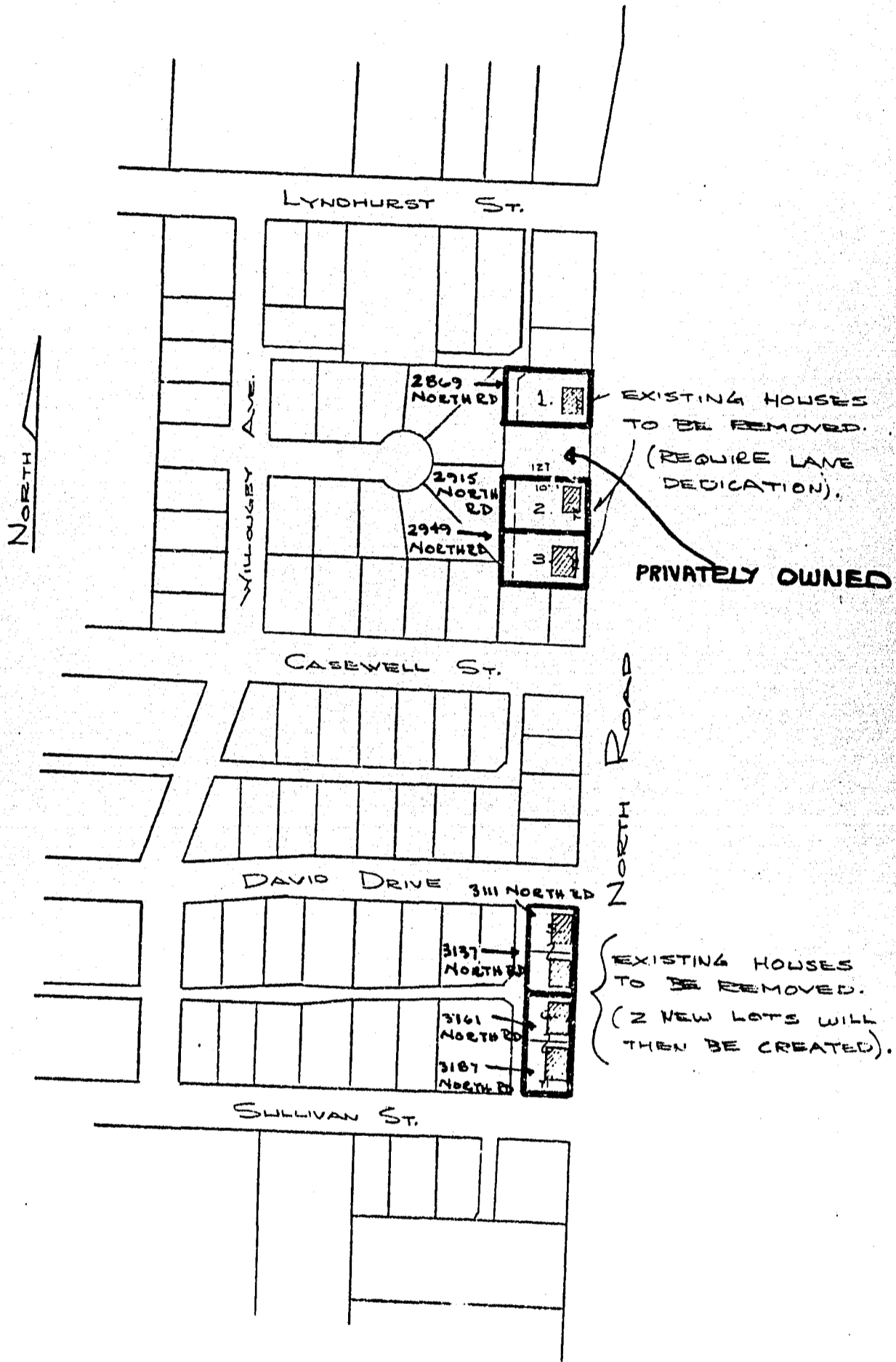
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1" = 20' PB
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SKETCH #3

1" = 200' FB 49
FEB. 1974