

ITEM 16

MANAGER'S REPORT NO. 31

COUNCIL MEETING April 22/74

Re: Letter dated April 3, 1974 from Mr. Arthur M. Iwata
4264 Atlee Avenue, Burnaby

Appearing on the Agenda for the April 22, 1974 meeting of Council is a request from Mr. A.M. Iwata to acquire a portion of a Municipal lot (see attached sketch) on the basis of terms that were negotiated during the latter half of 1973.

The chronology of events described by Mr. Iwata is correct in that he was advised on November 2, 1973 that the estimated value of the property in question was \$6,000 and that the Municipality was prepared to recommend the sale to Council subject to his compliance with certain conditions. Mr. Iwata confirmed in writing on November 13, 1973 his intention to comply with the terms of the sale.

In view of the fact that the Planning Department was in the process of obtaining the subdivision servicing costs for the replotting scheme for the Municipal lands in this area, a decision was made by the Department to defer recommending the sale of the subject 25 foot parcel until servicing cost information for the subdivision had been obtained, and a report presented to Council. This report was submitted to Council on March 11, 1974. In the report, Council's authority was sought for the negotiation of certain private land sales and exchanges, one of which was the subject sale. This item was deferred by Council pending submission of a report by the Land Agent regarding the possibility of the Municipality sharing in the profits from the sale of the parcels to be created. This report will be referred to Council on April 29, 1974.

The Planning Department offers the following information at this time:

- 1) If Mr. Iwata purchases the 25 foot parcel he will increase his lot frontage to 76 feet. This will not give him further subdivision potential as the minimum frontage in this zone is 60 feet.
- 2) Should Mr. Iwata not purchase this 25 foot parcel, then this land would be incorporated in the proposed four Municipal lots, increasing their frontage to 66 feet instead of 60.6 feet.
- 3) There are no servicing requirements for the creation of these parcels on Atlee Street.

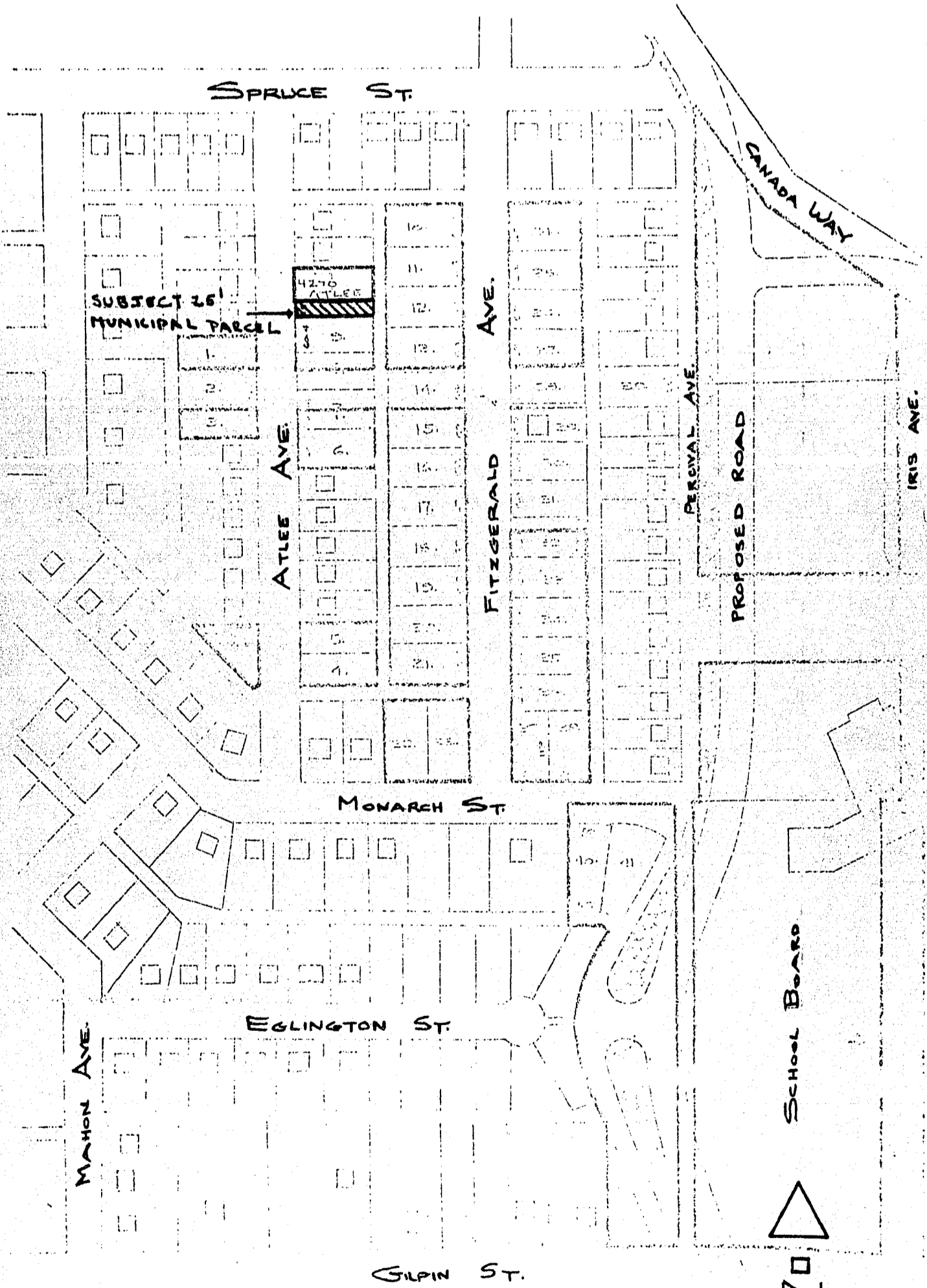
In the opinion of the Land Agent, the majority of the delay has been occasioned by the Municipality; however, he feels that Mr. Iwata does not require the entire 25 feet, which has been requested, to make the carport useable. The Land Agent suggests that negotiations be commenced to reduce this amount to a lesser figure so that Mr. Iwata's property and the adjacent Municipally-owned properties on resubdivision become reasonably equal in size and not ending with a situation where Mr. Iwata obtains a 75 foot lot, while as a result of selling the 25 feet to him the Municipally-owned property to the south is slightly better than 60 feet in frontage.

RECOMMENDATIONS:

THAT the Land Agent be authorized to renew negotiations with Mr. Iwata for the sole purpose of achieving a settlement that will satisfy Mr. Iwata's requirements and, at the same time, create more suitably balanced lot sizes in the immediate area; and

THAT the Land Agent take into consideration when he determines value, the delays caused by the Municipality in this instance.

Sketch 4, Oct. '73



1" = 200'
 Oct. '73