

Re: Sale of Properties on North Road

Attached is a report from the Director of Planning regarding the proposed disposition of seven properties that were acquired by the Municipalities of Burnaby and Coquitlam for the widening of North Road.

The Land Agent advises that approximately \$61,102 could be realized from the sale of the subject properties which would be shareable with the District of Coquitlam. Following is the basis on which this estimate was calculated:

A. Properties located at 2869, 2915 and 2949 North Road

<u>Address</u>	<u>Date Purchased</u>	<u>Cost</u>	<u>Maint- enance</u>	<u>Total</u>	<u>Rental Revenue Received</u>	<u>Acqu. Costs</u>
2869	10/68	\$17,300	\$1,727	\$19,027	\$7,360	\$11,667
2915	11/68	17,500	592	18,092	7,975	10,117
2949	2/69	19,500	613	20,113	7,725	12,388
						<u>34,172</u>

Sale of 3 lots x \$27,000 each .....	\$81,000	
Sale of 3 houses to be move (with considera- tion given to the ages and conditions of the houses) .....	<u>3,000</u>	<u>84,000</u>
Estimated Gain .....		<u>\$49,828</u>

B. Properties located at 3111, 3137, 3161 and 3187 North Road

<u>Address</u>	<u>Date Purchased</u>	<u>Cost</u>	<u>Maint- enance</u>	<u>Total</u>	<u>Rental Revenue Received</u>	<u>Acqu. Costs</u>
3111	8/69	\$17,750	\$ 350	\$18,100	\$7,045	\$11,055
3137	1/70	19,300	500	19,800	6,257	13,543
3161	5/69	19,350	363	19,713	7,630	12,083
3187	12/68	20,500	400	20,900	6,855	14,045
						<u>50,726</u>

Sale of 2 lots x \$25,000 each .....	\$50,000	
Sale of 4 houses to be moved (with considera- tion given to the ages and conditions of the houses) .....	<u>12,000</u>	<u>62,000</u>
Estimated Gain .....		<u>\$11,274</u>

## C. The financial return on the sale of all properties would be as follows:

Gain on the sale of properties at 2869, 2915 and 2949 North Road .....	\$49,828
Gain on the sale of properties at 3111, 3137, 3161 and 3187 North Road .....	<u>11,274</u>
Total Estimated Gain .....	<u>\$61,102 +</u> <u>Road Widening</u>

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 the attached sketch; and

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

THAT this all be subject to approval by the District of Coquitlam; and

THAT a copy of this report be sent to Mr. R.A. LeClair, Municipal Manager, District of Coquitlam.

ITEM 2

MANAGER'S REPORT NO. 33

COUNCIL MEETING April 29/74

PLANNING DEPARTMENT  
26 MARCH, 1974  
OUR FILE #08.640"N"

SUBJECT: LAND ACQUISITIONS FOR NORTH ROAD WIDENING

BACKGROUND

In order to proceed with the widening of North Road to its present standard, certain properties were acquired to provide the necessary right-of-way. It was agreed by the Corporation of Burnaby and the District of Coquitlam that all land acquisitions would be handled by the Burnaby Lands Department on an equal cost-sharing basis. The majority of the lands so required came from the Burnaby side of the project with very few minor parcels being required on the Coquitlam side.

During negotiations it became necessary to purchase outright those properties shown on the attached sketch. These properties have been rented by the Corporation since their acquisition and have been maintained and administered by Burnaby.

The Titles to these properties are in the name of The Corporation of the District of Burnaby.

Mr. R.A. LeClair, Municipal Manager for the District of Coquitlam, corresponded with Mr. Grist, Burnaby's Land Agent, on the question of clearly establishing what residuals of parcels of land remain for disposition as a result of the acquisition for road widening to which Coquitlam had contributed. This information was provided and the parcels are shown on the attached sketch.

Continued . . .

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MANAGER'S REPORT NO. 33

COUNCIL MEETING April 29/74

Land Acquisitions for North Road Widening  
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EXISTING SITUATION

The matter of the disposition of the subject property was considered at the staff level and on March 12, 1974 a meeting was held with the Municipal Manager, the Planning Director and the Land Agent representing Burnaby, and Mr. R. LeClair, Municipal Manager and Mr. V. Dong, representing Coquitlam.

The dedication of portions of these properties for the road widening created a situation in which the existing dwellings are non-conforming in regard to front yard requirements. The land in question is zoned R2 Residential and this is the appropriate land use. It is the opinion of the Planning Department that the Corporation 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.

The economics of relocating the dwellings on the properties was considered poor when the costs were compared with the revenues which could be expected from the resale. The fact that the houses have an average age of twenty to twenty-five years was considered a contributing factor in the consideration of whether to remove or relocate the houses.

The conclusion of the meeting was that all seven dwellings should be sold for removal and five single dwelling lots created in the configuration shown on the attached sketch. Lots 1, 2 and 3 would dedicate the necessary lane right-of-way while Lots 5 and 6 would front on David Drive and Sullivan Street respectively. This would appear to provide a reasonable solution to a difficult problem when one considers the desirability of locating single family dwellings adjacent to an arterial road without benefit of adequate setback and landscaping.

The Manager has proposed to forward a copy of this report to Mr. LeClair who will simultaneously present it to the Coquitlam Municipal Council.

RECOMMENDATION

THAT the Council authorize the sale for removal of the seven dwellings and the creation of five residential lots as shown on the attached sketch.

The subject properties are described as follows:

- 2869 North Road - Lot 5 of Pcl. "A", D.L. 8S $\frac{1}{2}$ , Plan 11217
- 2915 North Road - E161' of Pcl. "A" of Pcl. 6 of Pcl. 8, D.L. 8S $\frac{1}{2}$ , Plan 12935
- 2949 North Road - Lot 2, Blk. "A", D.L. 8S $\frac{1}{2}$ , Plan 11217
- 3111 North Road - Lot 1, Blk. 3, D.L. 6, Plan 14139
- 3137 North Road - Lot 2, Blk. 3, D.L. 6, Plan 14139
- 3161 North Road - Lot 3, Blk. 3, D.L. 6, Plan 14139
- 3187 North Road - Lot 4, Blk. 3, D.L. 6, Plan 14139

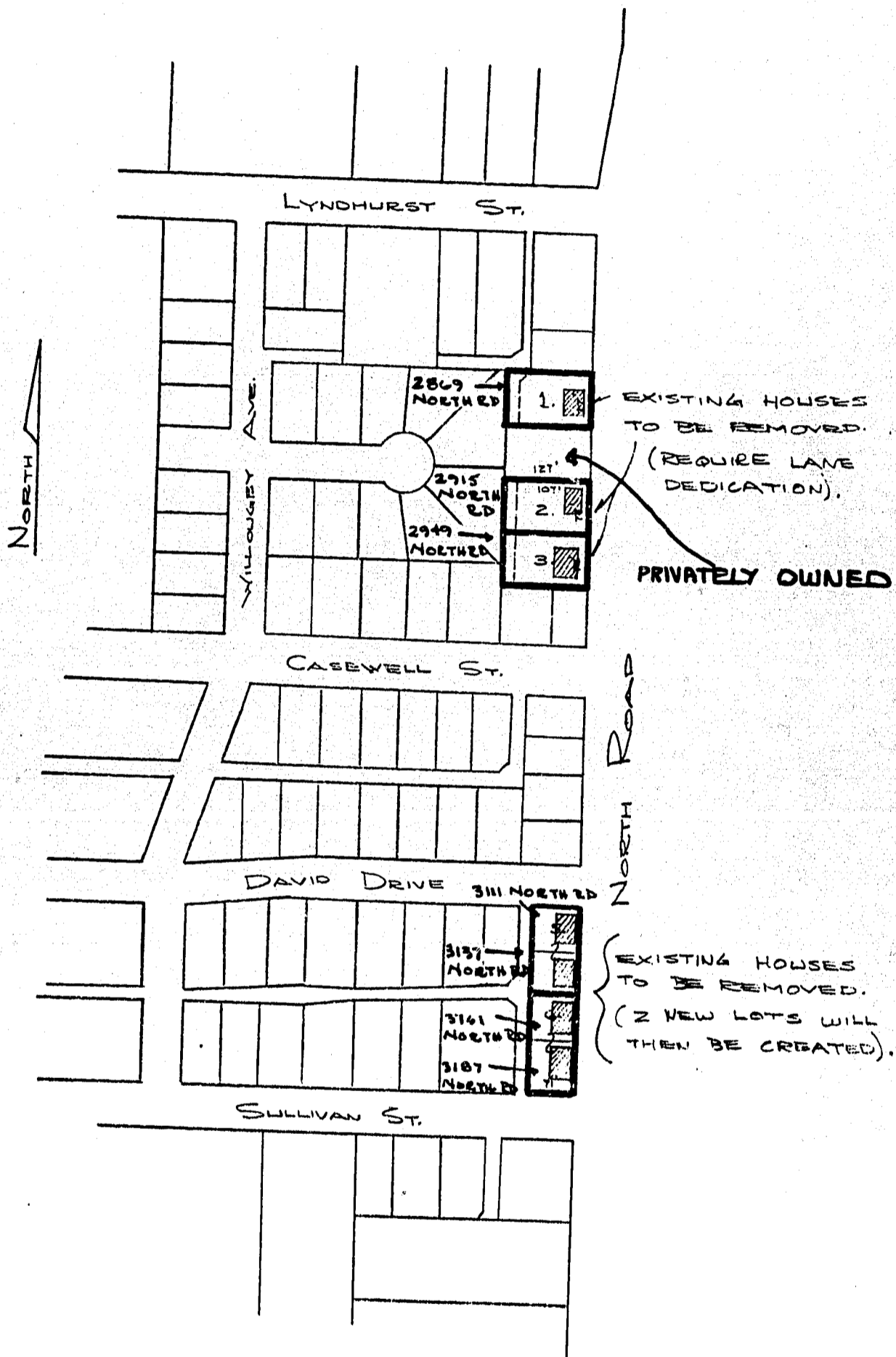
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

PB:ea  
Attchmt.

PLANNING DEPT FILE 08.640

ITEM 2  
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COUNCIL MEETING April 29/74



1" = 200' FB  
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