

Re: Proposed Sale of Corporation Land
(1) Portion of Lot 4, Blk. 1, D.L. 161, Plan 1742 - 8653 Joffre Ave.
(2) Lot 5, Blk. 1, D.L. 161, Plan 1742 - 8665 Joffre Avenue

Following is a report from the Land Agent regarding the proposed sale of Corporation land as shown on the attached sketch "A".

The following three letters are attached for background information:

- Attachment "B" - Letter dated February 26, 1974 from Abbot Realty Limited to the Land Agent.
- Attachment "C" - Letter dated April 1, 1974 from the Director of Planning to the Land Agent.
- Attachment "D" - Letter dated April 19, 1974 from Abbot Realty Limited to the Land Agent.

RECOMMENDATION:

THAT the recommendations of the Land Agent be adopted.

* * * * *

To - Manager

April 23, 1974

From: E.W. Grist Lands

Re: Sale of Corporation Land

- (1) Portion of Lot 4, Blk. 1, D.L. 161, Plan 1742 - 8653 Joffre Ave.
- (2) Lot 5, Blk. 1, D.L. 161, Plan 1742 - 8665 Joffre Ave.

The Planning Department has no objection, as per their memo of April 1, 1974, to the sale of Lot 5 and the south 33 feet of Lot 4, providing these are consolidated with Lot 6 immediately to the south.

Attached hereto is a copy of a letter from Abbot Realty Ltd. dated April 19, 1974, indicating that their client has purchased Lot 6 (see attachment "D"), and agreeing to purchase the subject properties. They have been advised that any development must meet with the approval of our Planning Department.

RECOMMENDATION:

The Lands Department requests the approval of Council to sell the following:-

- (1) Lot 5, Block 1, D.L. 161, Plan 1742.
- (2) The south 33 feet of Lot 4, Block 1, D.L. 161, Plan 1742.

Sale of these lots to be subject to the following conditions -

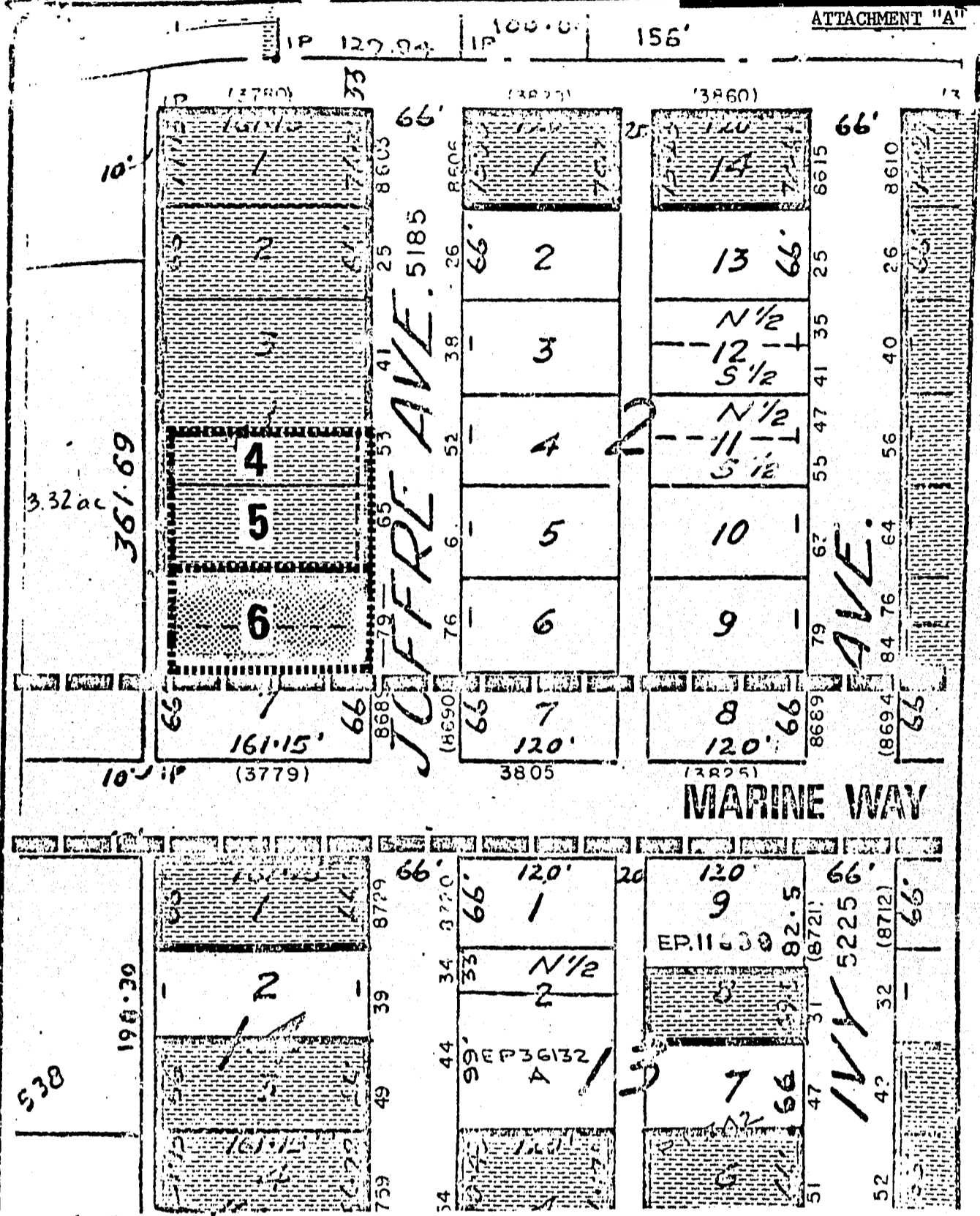
- (a) That Lot 5 and the south 33 feet of Lot 4 be consolidated with the property immediately to the south (see attached sketch "A") namely Lot 6, Block 1, D.L. 161, Plan 1742.
- (b) That the total compensation be \$30,000. for the area of approximately 15,954 square feet at \$1.8804 per square foot.

HH:eo
cc: Clerk
 Planning
 Legal
Attach.

E.W. Grist
E.W. Grist
Land Agent

ITEM 10
 MANAGER'S REPORT NO. 33
 COUNCIL MEETING April 29/74

ATTACHMENT "A"



SCALE	1" = 100'
DRAWN	V.M.
DATE	Oct. 16-73

- SUBJECT PROPERTY.
- PROPOSED SALE TO APPLICANT.
- ADJACENT MUNICIPAL PROPERTIES.



ITEM 10
MANAGER'S REPORT NO. 33
COUNCIL MEETING April 29/74

ATTACHMENT "B"



The Abbot Group

Abbot REALTY LTD.

ABBOT MORTGAGE CORPORATION LTD.

5565 WEST BOULEVARD, VANCOUVER 13, B. C. • PHONE 261-8121 (24 HRS.)

February 26th, 1974

Land Department,
Corp. of the District of Burnaby,
Municipal Hall,
4949 Canada Way,
Burnaby 2, B.C.

RECEIVED
FEB 27 1974

Corporation of Burnaby
Lands Department

ATTENTION: Mr. E.W. Grist,
Land Agent

RE: Lots 4 & 5, Block 1, D.L. 161,
Plan 1742

Dear Sirs:

For some time now we have been trying to dispose of a property directly adjacent to the above two properties owned by the Corporation. The property in question is located at 8679 Joffre Street and is Lot 6 of the above plan.

We are aware that the frontage of 66 ft. is not sufficient to allow a development on this M5 Zoned property even though the square footage is adequate.

At this time we have found a prospective buyer and developer for Lots 4, 5 and 6. The company, Maxam Metal Products Ltd., is currently operating in Burnaby on a lease basis at 3183 Norland Avenue and they wish to remain in Burnaby.

This company has made a bona fide offer to purchase Lot 6 and it has been accepted by the owner. The contract is subject to the purchaser acquiring your Lots 4 and 5 to give them a total of 198 x 161 ft.

The offer is also subject to plans being approved by the Municipality to the satisfaction of all parties.

The purchaser is aware that the three properties involved will have to be consolidated into one parcel.

We would ask you to provide us with a price that you will accept for your two lots so that this assembly can proceed. We trust that you are agreeable to paying a 5% commission to our company should the sale be consummated.

If, by any chance, you have other arrangements regarding commission schedules please be kind enough to inform us of these so that we may act accordingly.

It appears that the prospective purchaser will be obliged to pre-load the property at least six months prior to construction. For this reason, we would appreciate an answer to this letter at your earliest convenience.

Yours very truly,

W.D. Thomsett,
INDUSTRIAL DIVISION,
ABBOT REALTY LIMITED.

WDT/lb

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ITEM 10
MANAGER'S REPORT NO. 33
COUNCIL MEETING April 29/74

ATTACHMENT "C"

E CORPORATION OF THE DISTRICT OF COLUMBIA

INTER-OFFICE COMMUNICATION

TO: LAND AGENT

DEPARTMENT:

FROM: DIRECTOR OF PLANNING

DEPARTMENT:

SUBJECT: REQUEST TO PURCHASE -
LOTS 4 and 5, BLOCK 1, D.L.161, PLAN 1742

RECEIVED

April 19

APR - 3 1974

OUR FILE #

YOUR FILE #

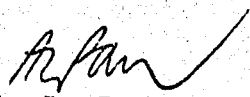
MUNICIPAL MANAGER'S
OFFICE

Your memo of February 28, 1974 refers.

This department has reviewed the request to purchase the above described Municipal parcels and would advise as follows:

1. There is no objection to the sale of Lot 5 and the southerly 33' of Lot 4 subject to their consolidation with the adjacent Lot 6 and the submittal and approval of a suitable plan of development.
2. The northerly 33' of Lot 4 is proposed for retention at this point to facilitate the desired access and egress for the possible development of the adjacent 3.32 acre parcel immediately to the west.
3. It should be emphasized that the zoning of the subject properties is M5 (Light Industrial) and that any development proposal should reflect this designation.
4. Should the applicant wish to proceed on the basis of the above, it is recommended that he contact the Planning Department at the outset in order that specific development terms of reference can be provided.

JSB:ea
c.c. Municipal Manager ✓
Municipal Treasurer


A. L. Parr,
DIRECTOR OF PLANNING

ITEM 10
MANAGER'S REPORT NO. 33
COUNCIL MEETING April 29/74

ATTACHMENT "D"



Abbot REALTY LTD.

ABBOT MORTGAGE CORPORATION LTD.

5565 WEST BOULEVARD, VANCOUVER 13, B. C. • PHONE 261 8121 (24 HRS.)

April 19th, 1974

Land Department,
Corporation of the District of Burnaby,
Municipal Hall,
4949 Canada Way,
Burnaby, B.C. V5G 1M2

ATTENTION: E.W. Grist

RE: Lot 4, Block 1 D.L.161
Plan 1742 (8653 Joffre Ave)
Lots 5, Block 1 D.L. 161
Plan 1742 (8665 Joffre Ave)

Dear Sirs:

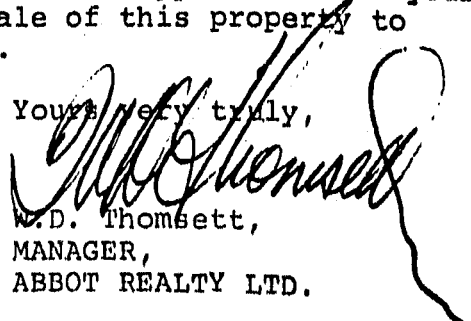
We wish to thank you for your letter of April 18th, 1974 related to the purchase of the above mentioned properties by our client, Maxam Metal Products Ltd.

As you know, Lot 6 has been acquired by this company subject to the purchase of your two Lots or parts thereof. The buyer is aware of your terms and conditions as contained in your letter and has agreed with all the conditions requested including the price of \$30,000.00.

It would be appreciated if you could proceed with the necessary steps required to complete this transaction. If a deposit is required, please be kind enough to notify us to this effect and we will arrange to have it forwarded to you upon request.

As the purchaser would like to proceed with his development plans as soon as possible, it would be appreciated if your Department is able to schedule the sale of this property to Council at your earliest convenience.

Yours very truly,


W.D. Thomsett,
MANAGER,
ABBOT REALTY LTD.

RECEIVED
APR 22 1974

WDT/lis

Corporation of Burnaby
Lands Department