

ITEM 18
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 8/74

Re: Proposed Sale of Corporation Properties
(1) Portion of Lot 4, Blk. 1, D.L. 161, Plan 1742 - 8653 Joffre Avenue
(2) Lot 5, Blk. 1, D.L. 161, Plan 1742 - 8665 Joffre Avenue
(Item 10, Report No. 33, April 29, 1974)
(Item 45, Report No. 43, June 10, 1974)

Following is a report from the Director of Planning on the proposed sale of the subject Municipally-owned lots. Information on the manner in which Council dealt with the proposal on April 29 and June 10, 1974 is contained in the first two paragraphs of the report.

RECOMMENDATION:

THAT the subject Municipal parcels be sold to Intercon Construction Management Ltd., for \$40,100 conditional to that firm acquiring the adjacent Lot 6 and consolidating it with the described Corporation lands and their submission and subsequent Municipal approval of a suitable plan of development.

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TO: MUNICIPAL MANAGER 2 JULY, 1974
FROM: DIRECTOR OF PLANNING
RE: SALE OF CORPORATION LAND
S. 33' OF LOT 4 AND LOT 5, BLK.1, D.L.161, PLAN 1742
8653 and 8665 JOFFRE AVENUE
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Council will recall that the sale of the above captioned properties was discussed at its meeting of April 29, 1974, at which time Manager's Report No.33, Item 10 recommended that the Municipal lands be sold, subject to consolidation with the abutting Lot 6 to the south. At that time Council determined to not adopt the recommendation, but rather to consider the sale of Lot 5 and the south half of Lot 4 as a consolidated unit by itself, by public tender without requiring consolidation with Lot 6.

Following this action Council received a letter from Mr. W.D.Thomsett of Abbot Realty Ltd., representing a purchaser of the adjacent Lot 6 indicating his concern about the likely development pattern in the area should consolidation of the three parcels not occur. In its review of this letter, the Planning Department submitted a report item to the Council meeting of June 10, 1974 recommending that Council agree to reconsider its earlier determination and consider the sale of the subject Corporation lands only in conjunction with their consolidation with Lot 6 to the south. This report was tabled until such a time as the tenders for the sale of the subject properties were reported upon.

As a result of an advertisement in the Vancouver Sun on May 30, 1974 offering these lots for sale subject to their being consolidated into one parcel, two bids have been received as follows:

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1. Maxam Metal Products Ltd.

The total bid received was \$30,000.00, and a certified cheque in the amount of \$1,500.00 accompanied the bid. This Company indicates they are prepared to consolidate the property purchased from the Municipality with the adjacent Lot 6 on which it presently has an interim agreement for acquisition. On the basis of detailed discussions with representatives of Maxam Metal Products Ltd., concerning the nature of their operations, staff has advised Maxam Metal Products Ltd., that the sheet metal shop use proposed by the applicant would not be in conformity with the existing M5 (Light Industrial) regulations.

2. Intercon Construction Management Ltd.

Intercon submitted a bid in the amount of \$40,100.00 for the purchase of the subject property, and in agreement with the advertisement placed in the newspaper. A certified cheque in the amount of \$2,005.00 was received with this bid.


On the basis of the non-conforming nature of the industrial use as proposed by Maxam Metal Products Ltd., and the possibility of them having to dispose of an undersized industrial holding, they have indicated their willingness to relinquish their option on Lot 6 in favour of Intercon Construction Management Ltd. Intercon has indicated its willingness to acquire the adjacent Lot 6 for consolidation purposes with the subject Municipal parcels. In that Intercon Construction Management Ltd., has submitted the high tender and expressed its willingness to acquire the adjacent Lot 6 for consolidation purposes, it is recommended that the S.33' of Lot 4 and Lot 5, Blk.1, D.L.161, Plan 1742 be sold to that firm for \$40,100.00 conditional to the acquisition of the adjacent Lot 6 and its consolidation with the subject Corporation lands and the submission and approval of a suitable plan of development.

RECOMMENDATION

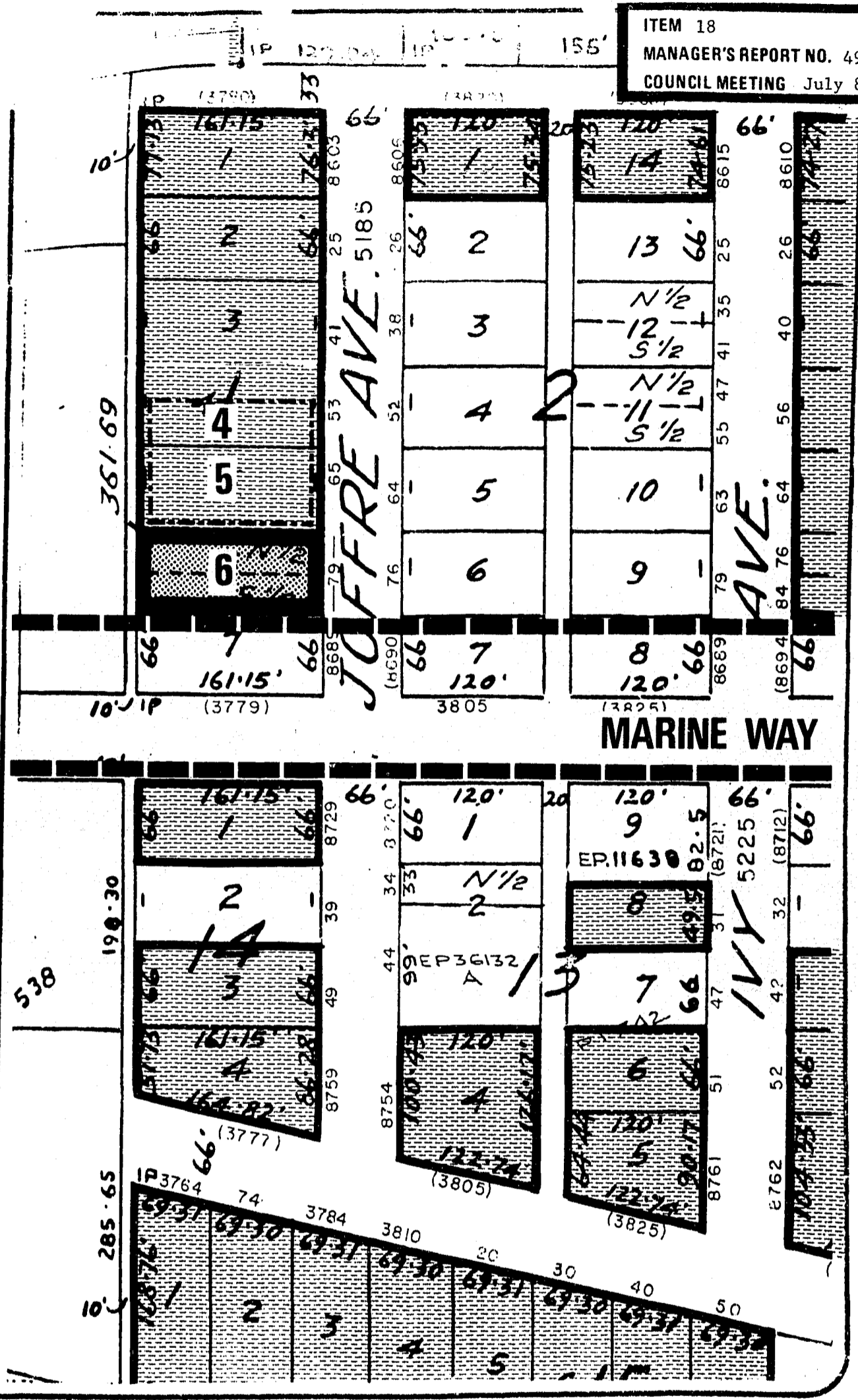
It is recommended THAT the subject Municipal parcels be sold to Intercon Construction Management Ltd., for \$40,100.00 conditional to that firm acquiring the adjacent Lot 6 and consolidating it with the described Corporation lands and their submission and subsequent Municipal approval of a suitable plan of development.

JSB:ea
c.c. Land Agent
Municipal Treasurer




attachment - sketch


A. L. Parr,
DIRECTOR OF PLANNING

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

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

