

Re: PROPOSED CLOSURE AND SALE OF ROAD ALLOWANCES
BRECHIN STREET AND ALFRED AVENUE (MILL AND TIMBER PRODUCTS LIMITED)

Following is a report from the Land Agent on a proposal to sell redundant portions of Brechin Street and Alfred Avenue to Mill and Timber Products Limited.

B.C. Hydro is contemplating an extension to their electrical service along the Brechin Street allowance. Should no alternative location for this line be found suitable, it will be necessary to provide an easement for this purpose along the affected Brechin Street alignment (see condition 2.c in the recommendation below).

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a road closing by-law for the subject redundant road allowance areas; and
2. THAT the subject redundant road allowances be sold to Mill and Timber Products Limited for \$49,131.74 subject to the following conditions:
 - a. Consolidation of the subject property with Lot "A", Ref. Plan 29261, Blk. 11, D.L. 161, Pl. 1742.
 - b. A 15 ft. easement be granted to The Corporation of Burnaby covering the culvert installation on Brechin Street.
 - c. An easement be granted to B.C. Hydro as may be required.
 - d. The areas to be sold to be verified by survey.
 - e. The cost of registration fees and survey to be borne by the purchaser.

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LANDS DEPARTMENT
November 25, 1975

To: Municipal Manager
From: Land Agent
Subject: CLOSURE AND SALE -
Portions of Brechin St. and Alfred Ave. east of
Greenall - D.L. 161

Mr. W. Gillis, of Mill and Timber Products Limited, has had discussions with the Planning Dept. for sometime now regarding acquiring the subject property and consolidating same with his present holding, Lot "A".

He recently made an offer to the Lands Dept. (Nov. 7/75) in the amount of \$45,896 for the property. On Nov. 14/75 we countered this offer with an asking price of \$49,131.74. He has agreed to this figure, and we report as follows.

The area involved, (see sketch attached), is peat to a depth of approximately 14 ft. Within the Brechin St. road allowance a storm ditch is located approximately 10 ft. from the North property line. Our Engineering Dept. requires that this be enclosed with pipe and a flood gate with outfall structure installed, at an estimated cost of \$28,000.

Comparative Sales

- | | | |
|---------------|---|--------------------|
| 1. July, 1975 | Lot 11 with Improvements
(House) | \$3.38 per sq. ft. |
| 2. July, 1975 | Industrial Sub. Div. Serviced
Byrne Rd. & Fraser River | \$2.29 per sq. ft. |
| 3. April 1974 | Lots 2, 3, and 4
8748-38-28 Greenall | \$2.93 per sq. ft. |

ITEM	9
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Dec. 1/75

re: CLOSURE AND SALE -
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Greenall - D.L. 161

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Sale 3. is located adjacent to and north of the subject site, and was well filled. The land is firm. Using this sale as a base, we would estimate the subject property to have a market value calculated as follows -

Estimated price - April 1974	\$2.93
PLUS adjustment for time	<u>.32</u>
	\$3.25
LESS fill	<u>1.20</u>
Price for land - no easement	\$2.05
LESS 50%	<u>1.02</u>
Price for easement area:-	<u>\$1.03</u>

The above prices would return an amount of \$49,131.74, calculated as follows -

<u>Price</u> - Brechin St. easement area -	
5,633 sq. ft. @ \$1.03 =	\$ 5,801.99
Brechin St. area -	
19,150 sq. ft. @ \$2.05 =	39,257.50
Alfred Ave. area -	
15,645 sq. ft. @ \$2.05 =	<u>32,072.25</u>
	\$77,131.74
LESS estimated cost for installation of culvert & floodgate, etc.	<u>28,000.00</u>
SELLING PRICE -	<u>\$49,131.74</u>

The Lands Dept. would recommend the sale of the portions of Brechin St. and Alfred Ave. as follows -

- (a) Price - \$49,131.74
- (b) Consolidation of the subject property with Lot "A", Ref. Plan 29261, Blk. 11, D.L. 161, Pl. 1742.
- (c) A 15 ft. easement be granted to The Corporation of Burnaby covering the culvert installation on Brechin St.
- (d) An easement be granted to B.C. Hydro as may be required.
- (e) Above areas are to be verified by survey.
- (f) The cost of registration fees and survey to be borne by the purchaser.

HM:jem
Enc.

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

cc: Director of Planning

DISTRICT LOT 161, GROUP I, N.W.D.
 Scale: 1 in. = 100 ft.

"This plan lies within the Greater Vancouver Regional District"
 Bearings are astronomic and are referred to the meridian of plan 29261

