

Re: PROPOSED SALE OF MUNICIPAL LAND AT BERESFORD STREET AND MURRIN AVENUE
LOTS 12, 13, 14 & 15, BLKS. 42/39/1/3
D.L. 95N, PLAN 2751
REZONING REFERENCE #32/75

Following are reports from the Land Agent and the Director of Planning on the proposed sale of Municipal land that is required for consolidation purposes at Beresford and Murrin Avenue.

RECOMMENDATIONS:

1. THAT the subject Municipal land be sold for \$500,000 and subject to the following prerequisite conditions of rezoning as outlined in the Planning Department's report to Council dated July 21, 1975:
 - a) The submission of a suitable plan of development.
 - b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-law.
 - c) The completion of the requisite Road Closing By-laws and abandonment of the redundant streets and lane.
 - d) The acquisition of redundant street and lane allowances.
 - e) The consolidation of the net project site into one legal parcel, with the necessary dedication for the Wilma Street cul-de-sac.
 - f) The granting of any necessary easements.
 - g) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the upgrading to full Municipal Standard of that portion of Wilma Street abutting southern property line.
 - h) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development.
 - i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - j) The deposit of a per unit levy of \$980.00 per unit to go towards the acquisition and development of neighbourhood parks.
 - k) The maintenance of as many existing mature trees as possible on the site.

ITEM	12
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Dec. 1/75

To: Municipal Manager

LANDS DEPARTMENT
November 21st, 1975

From: Land Agent

Subject: Municipal Land at Beresford St. & Murrin Ave.
Lots 12, 13, 14 & 15, Blks. 42/39/1/3,
D.L. 95N, Plan 2751
Rezoning Reference #32/75

We attach hereto a copy of a letter from Bosa Bros. Construction Limited indicating that they are prepared to pay \$500,000.00 for the subject property. The area consists of 66,632 square feet, which indicates that the offer is on the basis of \$7.50 per square foot.

Originally we had correspondence with Miss Vivian Carter of Montreal Trust Company who was assembling the site. She discussed the matter by correspondence both with the Lands Department and the Mayor.

Mr. Wilcox of Daon Development Corporation also discussed the subject property with us.

COMPARATIVE SALES (See Sketches #1 & #2)

- (1) April 1974 - Lot 200 - 7255 Acorn Avenue
(Corner of Acorn and Beresford)
\$6.23 per square foot.
- (2) March 1974 - Lot 131 - 6669 Telford Avenue
(Corner of Telford and Maywood)
\$6.58 per square foot.

The closest and most recent sale is #1, indicating a price of \$6.23 per square foot as of April 1974.

Our Engineering Department has indicated that the servicing costs will amount to approximately \$51,300.00. After making allowances for time and location, we would estimate the market value of the subject property to be \$7.45 per square foot.

A number of owners in the area who have optioned their property have been in contact with the Lands Department. They have the impression that the Corporation is responsible for the hold up in assembling the site. Although this is not the case, the developer is anxious that we now proceed as quickly as possible.

We would recommend that after the required steps have been taken to cancel the roads and lane, giving Title to the Corporation, the subject property be sold for the sum of \$500,000.00, subject to:

- (a) Consolidation with Lots 4, 5, 6, 7, 2, 1, 11 & 10,
(See sketch #3) to create the required site.
- (b) That the costs of survey and registration be borne by the developer.

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

HH/mj

cc: Director of Planning
Municipal Engineer

ITEM 12
MANAGER'S REPORT NO. 77
COUNCIL MEETING Dec. 1/75



November 19, 1975.

The Land Agent,
Municipal District of the
Corporation of Burnaby,
4949 Canada Way,
Burnaby, British Columbia.

Dear Sir:

RE: Yours land at Beresford St. & Murrin Ave.
Lots 12, 13, 14 & 15, Blks. 42/39/1/3,
D.L. 95N, Plan 2751
Rezoning Reference #32/75

Per our discussion with you earlier, we hereby agree to pay the Municipality \$500,000.00 for the above property.

We have acquired the necessary adjacent properties by Interim Agreement with the owners, subject to satisfactory purchase of your parcel.

Please contact us if you require any further information or explanations in this matter at this time.

Yours truly,

BOSA BROS. CONSTRUCTION LTD.

Natale Bosa.

JAO:sk

RECEIVED
NOV 17 1975
Corporation of Burnaby,
Lands Department

Bosa Bros. Construction Limited Ste. 1,4585 East Hastings Street, Burnaby 2, B.C.

Phone 291-0821

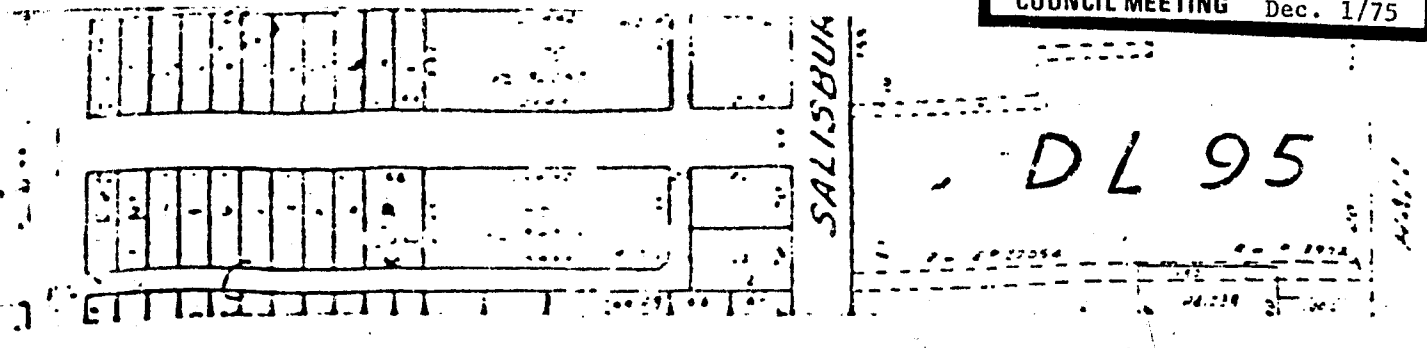
ESTIMATED AREA - 66632 sq ft 750 x 1100
per 1/17/75

ITEM 12
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Dec. 1/75

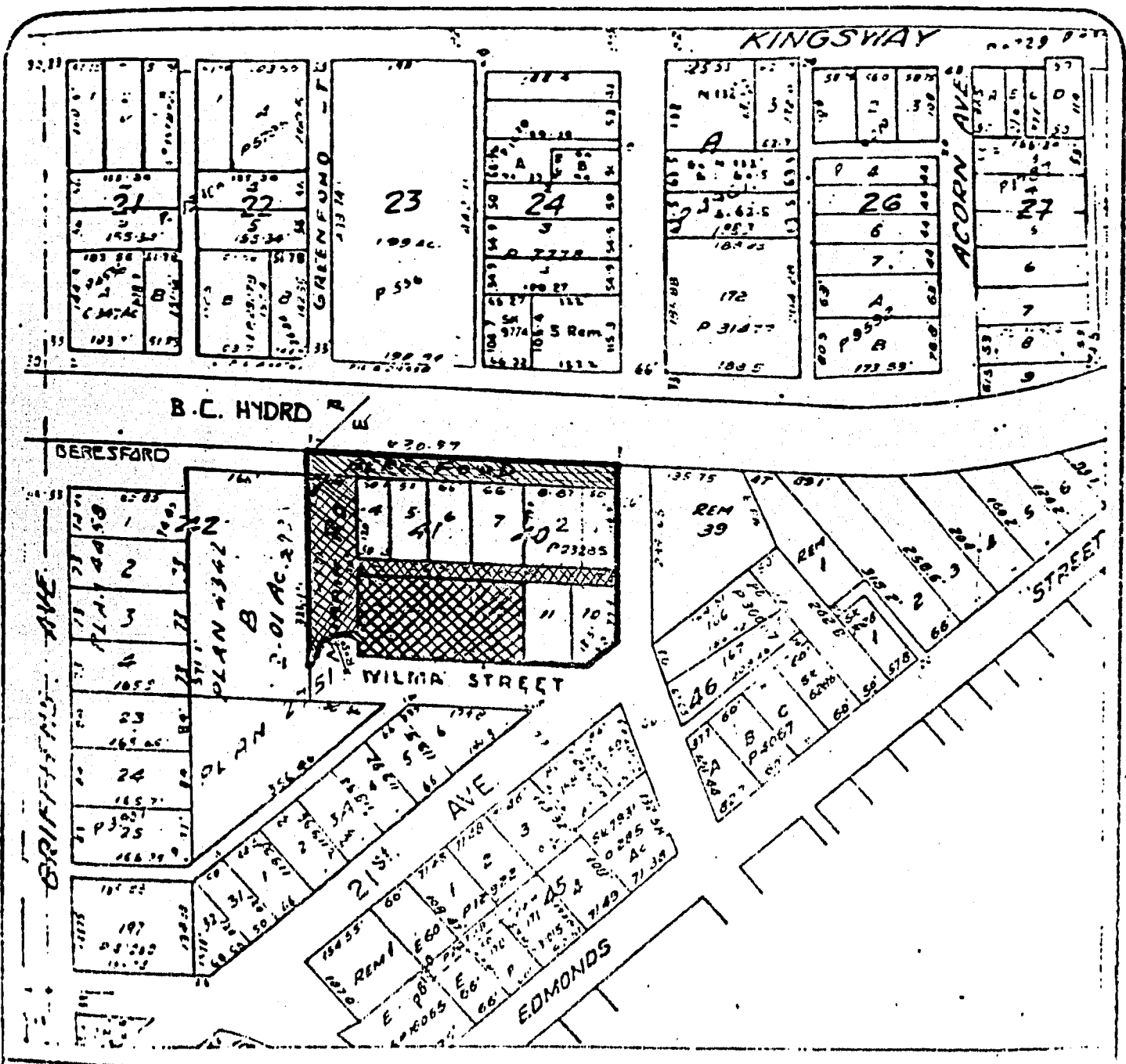


SKETCH #2

ITEM 12
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COUNCIL MEETING Dec. 1/75



DL 95

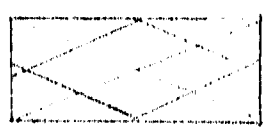


DATE
JULY '75

Burnaby Planning Department
REZONING RES. #12/75

SKETCH #3

MUNICIPAL



ITEM 12
MANAGER'S REPORT NO. 77
COUNCIL MEETING Dec. 1/75

PLANNING DEPARTMENT
NOVEMBER 27, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

SUBJECT: SALE OF MUNICIPAL LAND AT
BERESFORD STREET AND MURRIN AVENUE
D.L. 95, BLK. 1 & 3, S.D. 39/42, LOTS 12,
13, 14, 15, PLAN 2751
REZONING REFERENCE #32/75

BACKGROUND:

On July 21, 1975, the subject rezoning request to develop a three storey apartment building received favourable consideration by Council and was forwarded to a Public Hearing on August 19, 1975. The Bylaw was then given Two Readings on September 2, 1975.

Requisites to the completion of rezoning include the closure of the Murrin Road right-of-way, Beresford Street adjacent to the subject site and the lane located within the proposed consolidated site. These redundant allowances as well as the above referenced Municipal lots would be sold to the applicant and consolidated with the remaining privately held properties to form the net project site.

Originally, the subject rezoning application was initiated by a Miss Vivian Carter of Montreal Trust Company who was assembling the subject apartment site. She has, on numerous occasions, discussed the subject land purchase with the Land Agent and the Planning Department. Bosa Brothers Construction Ltd. have apparently been in contact with Miss Carter and are prepared to take over the subject application and have acquired the adjacent properties by Interim Agreement.

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 R.Z. Ref. #32/75
 November 27, 1975


ITEM 12
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Dec. 1/75

RECOMMENDATIONS:

It is recommended that the subject Municipal land be sold subject to the following requisite conditions of rezoning as outlined in the Planning Department Report to Council of July 21, 1975:

- a) The submission of a suitable plan of development.
- b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- c) The completion of the requisite Road Closing Bylaws and abandonment of the redundant streets and lane.
- d) The acquisition of redundant street and lane allowances.
- e) The consolidation of the net project site into one legal parcel, with the necessary dedication for the Wilma Street cul-de-sac.
- f) The granting of any necessary easements.
- g) The deposit of sufficient monies to cover the costs of all services necessary to serve the site to include the upgrading to full Municipal Standard of that portion of Wilma Street abutting southern property line.
- h) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of a per unit levy of \$980.00 per unit to go towards the acquisition and development of neighbourhood parks.
- k) The maintenance of as many existing mature trees as possible on the site.

AW.
 PDS:bp


 A. L. Parr,
 DIRECTOR OF PLANNING.

c.c. Land Agent