

Re: Proposed Sale of Municipal Land to Intercon Management Ltd.
 Lots 4 N½, Lot 3 and Lot 2 S31.69', D.L. 161, Plan 1742 and
 Portion of a Lane
 (Item 45, Report No. 43, June 10, 1974)
 (Item 18, Report No. 49, July 8, 1974)

Attached is a report from the Director of Planning regarding the proposed sale of Municipal land on Joffre Avenue.

The total price for the lots and the lane, if sold at the recommended rate of \$2.51 per square foot, would be as follows:

Lot 2 S31.69'	\$12,818.16
Lot 3	26,696.10
Lot 4 N½	13,348.05
Lane	<u>7,421.81</u>
TOTAL	<u>\$60,284.12</u>

The Land Agent advises that the \$2.51 per square foot price for the subject properties was discussed with the developer in connection with the negotiations that took place when we sold abutting land for assembly purposes last year (land which, incidentally, was sold for \$2.51 per square foot). This is confirmed by the attached letter dated July 15, 1974 from Mr. Lester Baker to the Land Agent. Subsequent discussions with the Planning Department regarding consolidation proposals, the introduction of a road exchange by-law and the determination of servicing requirements and projected estimate of costs for servicing have delayed referral of the matter to Council until this time.

RECOMMENDATION:

1. THAT the subject lots be sold to Intercon Management Ltd. for \$2.51 per square foot subject to the following conditions:
 - (a) consolidation into one site of all the properties to be owned by the firm as shown on the attached sketch, and
 - (b) submission of all survey plans required for the completion of the land sale and consolidation.

ITEM 24

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 12/75

PLANNING DEPARTMENT
MAY 5, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: MUNICIPAL LAND SALE
D.L. 161, LOT 4 N $\frac{1}{2}$, 3, 2 S31.69', PLAN 1742
INTERCON MANAGEMENT LTD.

On July 8, 1974 Council approved the sale of Lots 5 and the S33' of Lot 4, D.L. 161, Plan 1742 to Intercon Management Ltd. for the sum of \$40,100.00, subject to certain conditions. Subsequent to this a further request was submitted by Intercon Management Ltd. for the purchase of Lot 4 N $\frac{1}{2}$, Lot 3, Lot 2 S31.69' and the north-south lane allowance abutting these properties. At the request of the Planning Department, the Land Agent valued these areas at \$2.51 per square foot. Based on this, on March 24, 1975, Council adopted the Planning Department's recommendation that the lane allowance be closed and sold for the amount recommended by the Land Agent.


The Planning Department would, therefore, recommend the sale of the subject properties subject to the following conditions:

1. Payment to the Corporation in the amount of \$2.51 per square foot of area purchased.
2. Consolidation into one site, of all properties to be owned by Intercon Management Ltd., as shown on the attached sketch.
3. Submission of all survey plans required for the completion of the land sale and consolidation.

For Council's information, the necessary servicing of the site is being required as a condition prerequisite to the approval of consolidation plans by the Approving Officer.

RECOMMENDATION

THAT Council approve the subject sale of land as outlined above.


A. L. Parr
DIRECTOR OF PLANNING

HR:cw
Attchmt.

cc: Land Agent

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MANAGER'S REPORT NO. 35

COUNCIL MEETING May 12/75

intercon

15th July, 1974.

Mr. E. W. Grist,
Land Agent,
Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby,
B.C.

Dear Sir,

Re; Lot 5 and the south 33 feet of lot 4, block 1, D.L. 161, plan 1742
8653 - 8665 Joffre Avenue, Burnaby.

We are in receipt of your letter of July 11th, 1974 advising us that you have accepted our offer to purchase the above described property. We currently have control of lot 6 and will purchase same on July 31st, 1974.

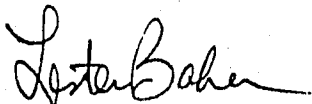
We request that the district additionally sell to us the north half of lot 4, lot 5 and the south 31.69 feet of lot 2 at the same per acre price (\$109,500 per acre) as we have tendered for the above referenced property and on the same terms and conditions as stated in your July 11th, 1974 letter.

Our extensive studies indicate that a much superior project can be built if we owned and consolidated all of the land which we currently own together with everything along Joffre Avenue from lot 6 to south 31.69 feet of lot 2.

In light of the above we shall refrain from submitting the development plan called for in your July 11th letter until we hear from you concerning this proposal.

We are available to discuss this matter more fully as you may desire.

yours very truly,
INTERCON CONSTRUCTION MANAGEMENT LTD.



Lester Baker,
General Manager.

LSB/ejw

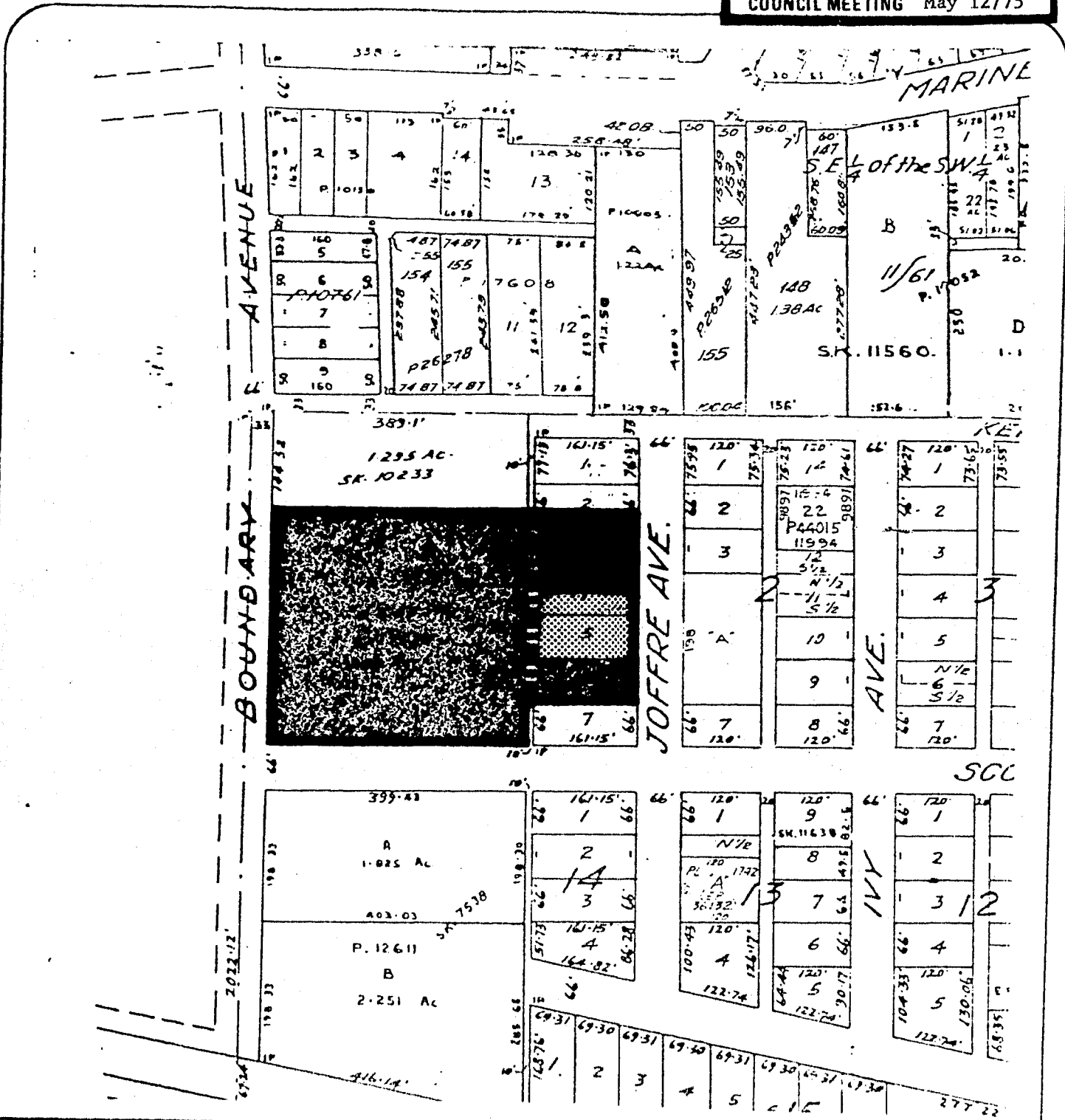
c.c. Don Stenson.

intercon construction management ltd. 500 cardero st., on the water, vancouver 5, b.c. (604) 682-2648

RECEIVED
JUL 22 1974

Corporation of Burnaby
Lands Department

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MANAGER'S REPORT NO. 35
COUNCIL MEETING May 12/75



Date
MAY '75

Scale
1" = 200'

Drawn By
HR

Burnaby Planning Department

BOUNDARY OF SITE

SUBJECT LAND SALE

1ST LAND SALE

INTERCON PROPERTY

LANE TO BE CLOSED