

Re: REQUEST TO PURCHASE A ROAD ALLOWANCE  
COQUITLAM STREET ADJACENT TO 8611 ARMSTRONG AVENUE

Attached are reports from the Land Agent and the Director of Planning regarding the subject redundant road allowance.

A comparison of the two offers are as follows:

<u>Municipality's Offer</u>	<u>Church's Offer</u>
1. \$32,695 (\$4.30 per sq. ft.)	1. \$30,000 (\$3.95 per sq. ft.)
2. The church is to construct a 20 foot lane between Coquitlam Street and Armstrong Avenue	2. The church's offer excludes construction of a 20 foot lane.
3. The church is to replace an existing section of asphalt sidewalk on Armstrong Avenue with 4 foot concrete sidewalk and adjacent curb and gutter (approximately 66 feet as shown on the <u>attached sketch</u> )	3. The church's offer is to construct only 46 feet of sidewalk on Armstrong Avenue.
4. The church is to grant a 20 foot easement.	4. The church offers to grant a 20 foot easement.

The only unreconcilable differences are items 1, 2 and 3.

Three factors were taken into consideration in arriving at the offer in the amount of \$4.30 per square foot which the Land Agent is prepared to recommend to Council. These are: prevailing market conditions in the area in question, the benefit that the redundant land would confer on the church's property to the west and less the affect that the easement would have on any proposed future development that might be undertaken by the church.

RECOMMENDATION:

1. THAT the offer from the Ukrainian Greek Orthodox Parish of St. Peter and Paul be refused.

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ITEM	14
MANAGER'S REPORT NO.	80
COUNCIL MEETING	Dec. 13/76

TO: MUNICIPAL MANAGER December 7, 1976

FROM: LANDS DEPARTMENT

SUBJECT: REQUEST TO PURCHASE ROAD ALLOWANCE  
(COQUITLAM STREET ADJACENT TO 8611 ARMSTRONG AVENUE)

On March 9, 1976, Ukrainian Greek Orthodox Parish of Sts. Peter and Paul, approached this Department to purchase the subject unused road allowance (cross-hatched on attached plan).

This request was circulated to the various Departments in the usual manner and we were advised that there was no objection to the closure subject to a 20' strip being retained for a lane east of the closure and that they, as purchaser, would be responsible to construct the lane, also replace an existing section of asphalt sidewalk on Armstrong with 4' concrete sidewalk and adjacent curb and gutter, approximately 66 ft.

As there is a water main housed within the portion to be closed and sold, the Municipality would require a 20' easement to protect the utility.

In an evaluation of the closed portion to be sold, we took the above information into consideration, also the fact that by consolidating the 46' of road allowance with the existing property, this would allow the purchaser to enlarge the existing building - we placed a value of \$32,695.00 or \$4.30 per sq. ft.

Following a congregational meeting of the above church, we were requested to place before Council the following:

1. \$30,000.00 for the 46 x 165 portion of road allowance.
2. They would only be responsible for improvement to the 46 feet of sidewalk on Armstrong.

We agreed to place their request before Council but not with our recommendation as we feel we have placed a fair market value on the above-closure.

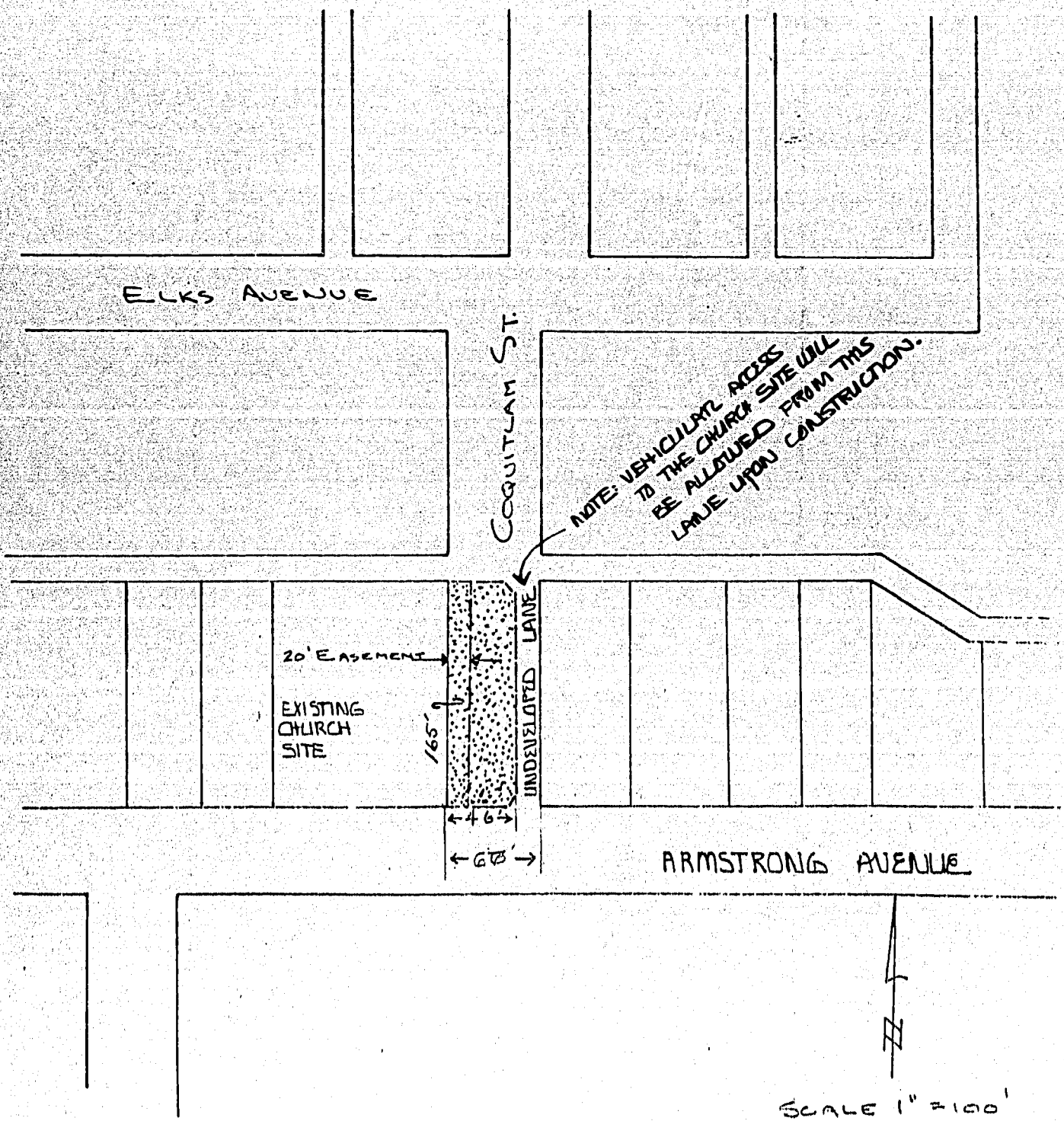
*E. W. Grist*  
E. W. Grist  
Land Agent

CHD/jce  
Encl.

cc: Planning Dept., Engineering Dept.

ITEM	14
MANAGER'S REPORT NO.	80
COUNCIL MEETING	Dec. 13/76

PROPOSED CLOSURE OF COQUITLAM STREET NORTH  
OF ARMSTRONG AVENUE REF. # 5176



ITEM	14
MANAGER'S REPORT NO.	80
COUNCIL MEETING	Dec. 13/76

## PLANNING DEPARTMENT

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REQUEST TO PURCHASE ROAD ALLOWANCE (R.C. Ref. #5/76)  
(Coquitlam Street adjacent to 8611 Armstrong Avenue)

On March 9, 1976, the Ukrainian Greek Orthodox Parish of Sts. Peter and Paul approached the Municipal Land Agent with a request to purchase the subject unused road allowance (cross-hatched on attached plan).

As a result the proposed closure was circulated to interested parties and the following conditions were attached to its closure and sale:

1. That only 46 feet of the allowance be closed leaving the remaining 20 feet as a lane allowance permitting pedestrian and vehicular access when the lane was improved.
2. That the applicant be responsible for replacing an existing section of asphalt sidewalk on Armstrong Avenue with a 4 foot curb sidewalk, and that he also be responsible for constructing the north-south lane.
3. That the applicant grant a 20 foot utility easement in favor of Burnaby over the westerly side of the allowance in order to protect an existing watermain.
4. That compensation be paid to the Corporation in the amount of \$32,695.00 or \$4.30 per square foot for the allowance cancelled. It should be noted that conditions 2 and 3 were considered when the value was placed on the subject area.
5. That the applicant be responsible for all legal and survey work necessary to complete the transaction.

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COUNCIL MEETING	Dec. 13/76

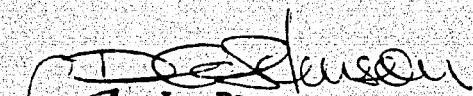
After considering the above, the applicant requested in a letter to the Land Agent that the following offer be placed before Council:

1. Compensation in the amount of \$30,000 (or approximately \$3.95 per square foot) to the municipality.
2. Construction of only the Armstrong Avenue improvements.

RECOMMENDATION:

It is recommended THAT:

1. Council concur with the conditions originally set as outlined above.
2. The applicant be notified that their offer is unacceptable.

  
A. L. Parr  
DIRECTOR OF PLANNING

HR:hr  
Attach.

cc: Land Agent  
Municipal Engineer