

ITEM	24
MANAGER'S REPORT NO.	53
COUNCIL MEETING	Aug. 2/77

Re: TENDERS FOR CONTRACT #7714 - WESTMINSTER AVENUE BRIDGE

Following is a report from the Purchasing Agent regarding tenders for Contract #7714.

It will be recalled that Council on December 6, 1976 authorized the construction of a road link on Westminster Avenue between Regent Street and Still Creek Street (see attached Item 21, Report No. 78). The bridge installation is the initial step in the road link construction.

Our design consultant advises that the estimated unit price for the bridge superstructure was in accordance with the tendered price, however, the estimate for the substructure was low. After examination of the unit breakdown of the individual bids it is felt that the tenders received are a true reflection of the market conditions.

RECOMMENDATION:

1. THAT the low bidder, Hallcraft Construction Company Limited, be awarded a contract for the sum of \$61,968.00.

* * * * *

TO: MUNICIPAL MANAGER

DATE: July 27, 1977

FROM: PURCHASING AGENT

RE: TENDERS FOR CONTRACT #7714 - WESTMINSTER AVENUE BRIDGE

Tenders were received up to 3:00 p.m. local time on Tuesday, the 26th day of July 1977 for the subject project.

The work includes the construction of a 48 foot long cast in place concrete bridge across Still Creek on Westminster Avenue in Burnaby. The bridge will carry 4 traffic lanes and will be supported on end bearing concrete piles.


All work under this contract is to be completed within sixty consecutive working days after commencement of construction.

The cost estimate for this project is \$47,000.00.

The Municipal Engineer and the consultants, A.A. Williams and Associates, concur with the following recommendation.

RECOMMENDATION:

THAT the low bidder, Hallcraft Construction Company Limited, be awarded a contract for the sum of \$61,968.00.


K.F. Williams
PURCHASING AGENT

KFW/jm
Attachment

c.c. Municipal Engineer
Municipal Clerk

N.B. The usual bonding and insurance is required.

THE CORPORATION OF THE DISTRICT OF BURNABY
TABULATION OF TENDERS FOR
CONTRACT #7714 - WESTMINSTER AVENUE BRIDGE

PURCHASING DEPARTMENT
July 26, 1977

NO.	COMPANY	TOTAL
1	A.R. Grimwood Ltd.	\$ 88,700.00
2	Kingston Construction Ltd.	92,522.00
3	Ansha Constructing Co. Ltd.	88,114.00
4	Hallcraft Construction Co. Ltd.	61,968.00
5	Dillingham Corporation Canada Ltd.	105,139.00

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ITEM	21
MANAGER'S REPORT NO.	78
COUNCIL MEETING	Dec. 6/76

Re: PROPOSED SALE OF MUNICIPAL LAND
N. 1/2 OF LOT 1, D.L. 74, PLAN 2603 FOR PART OF LOT 1, D.L. 74, PLAN 3782
4937 REGENT STREET

Following is a report from the Land Agent regarding the proposed sale of properties and the acquisition of land for road widening purposes in the vicinity of Regent Street and Westminster Avenue. Attached is a report from the Director of Planning on this same matter.

There are no improvements on the two parcels that are proposed for sale.

RECOMMENDATIONS:

1. THAT Parcel "A" be sold for \$40,977.50; and
2. THAT Parcel "C" be sold for \$110,386.80; and
3. THAT financing for the transactions be carried out as outlined in the Land Agent's report following any adjustments that may be required to areas and values as determined by survey; and
4. THAT the 33' area that is required for the widening of Westminster Avenue be acquired for \$45,693.00; and
5. THAT permission be given to the owners to continue with the use of the existing buildings on the 33' road dedication until such time that the land is required for road with the understanding that the owners will remove the buildings upon receipt of six months notice; and
6. THAT Council authorize the expenditure of the funds resulting from the sale of these properties abutting Westminster Avenue for the construction of this road link to an interim standard, as a condition of creating the sites through subdivision; and
7. THAT the additional funds which are estimated to be approximately \$35,000, and which are required for the completion of this road link to an interim standard be included in the 1977 Capital Budget Special Roads Account, Code 15-06.

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ITEM	21
MANAGER'S REPORT NO.	78
COUNCIL MEETING	Dec. 6/76

TO: MUNICIPAL MANAGER

November 16, 1976

FROM: LANDS DEPARTMENT

SUBJECT: PROPOSED LAND EXCHANGE AND SALE OF MUNICIPAL LAND
4937 REGENT STREET, N $\frac{1}{2}$ of LOT 1, D.L. 74, PLAN 2603
FOR PART OF LOT 1, D. L. 74, PLAN 3782

In November of 1975, we received an enquiry into possible purchase of the Municipal land on the north east corner of Regent St. and Westminster Avenue.

We advised both Engineering and Planning of this proposal to which Engineering replied that they have no objections to the sale of this land subject to the control of any land fill and construction within 150 ft. of Still Creek.

On December 5, 1975, Planning advised that the Municipally-owned Parcel 1 is being considered for subdivision as shown on the attached sketch. Please note Area "A" is to be consolidated with the two parcels to the north. Area "B" is to be retained by the Corporation and Area "C" is to be sold. A 33 ft. road dedication is required for the widening of Westminster Avenue.

In view of the above and the consolidation requirement, the Planning Department recommended that we negotiate the subject property as a land sale subject to consolidation and road dedication. Concurrence in the road dedication should be obtained prior to the sale of the property.

Subsequent negotiations have resulted in our receiving from Messrs. R. and J. Pearson, through their representative, Mr. D. Collingwood of Collingwood Appraisals Ltd., an offer to purchase the Municipal land on the following terms:

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Municipal Land Values - all lands in the proximity of Still Creek are particularly subjected to the Burnaby By-Law No. 5974, i. e.: Protection of adjacent properties that due to the unstable nature of the land, the placing of fill or construction in the proximity of Still Creek requires the services of a consultant soil mechanics engineer and approved by the Municipal Engineer.

Parcel "C" comprising of approximately 36,795.6 sq. ft. - \$3.00 per sq. ft. or \$110,386.80.

Parcel "A" comprising of approximately 16,391 sq. ft. allowing for a loss in value due to proximity to Still Creek - \$2.50 per sq. ft. or \$40,977.50.

Total value Municipal land - \$151,364.30.

Road dedication - 15,231 sq. ft. at \$3.00 per sq. ft. - \$45,693.00.

Balance due Municipality - \$105,671.00.

All areas and values to be adjusted when determined by survey. Upon acceptance of this offer, the Pearsons are prepared to deposit the sum of \$10,500.00 to be increased to 25% of the final agreed price. Balance to be carried by the Municipality by way of an agreement for sale.

Our comparative market approach revealed only one sale in the area of the subject property in March of this year for \$500,000.00. 38.8% of value to land. \$194,000.00 or \$1.68 per sq. ft. Vacant land sales in the Big Bend area on Lowlands Ave. in August of this year were at \$2.80 per sq. ft. One earlier sale in June at \$2.52 per sq. ft.

The Lowlands is a recent small industrial subdivision with underground wiring, ornamental street lighting. Location is not as desirable as the Still Creek area.

We therefore recommend that the Municipal land on Regent Street be sold at \$3.00 per sq. ft. and Parcel "A" be sold at \$2.50 per sq. ft. We purchase the required road dedication at \$3.00 per sq. ft.

The owners requested that the existing building to which no value has been attributed be permitted to remain in continued use until such time as the land is required for road whereby upon receipt of six months notice, they will remove same.

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

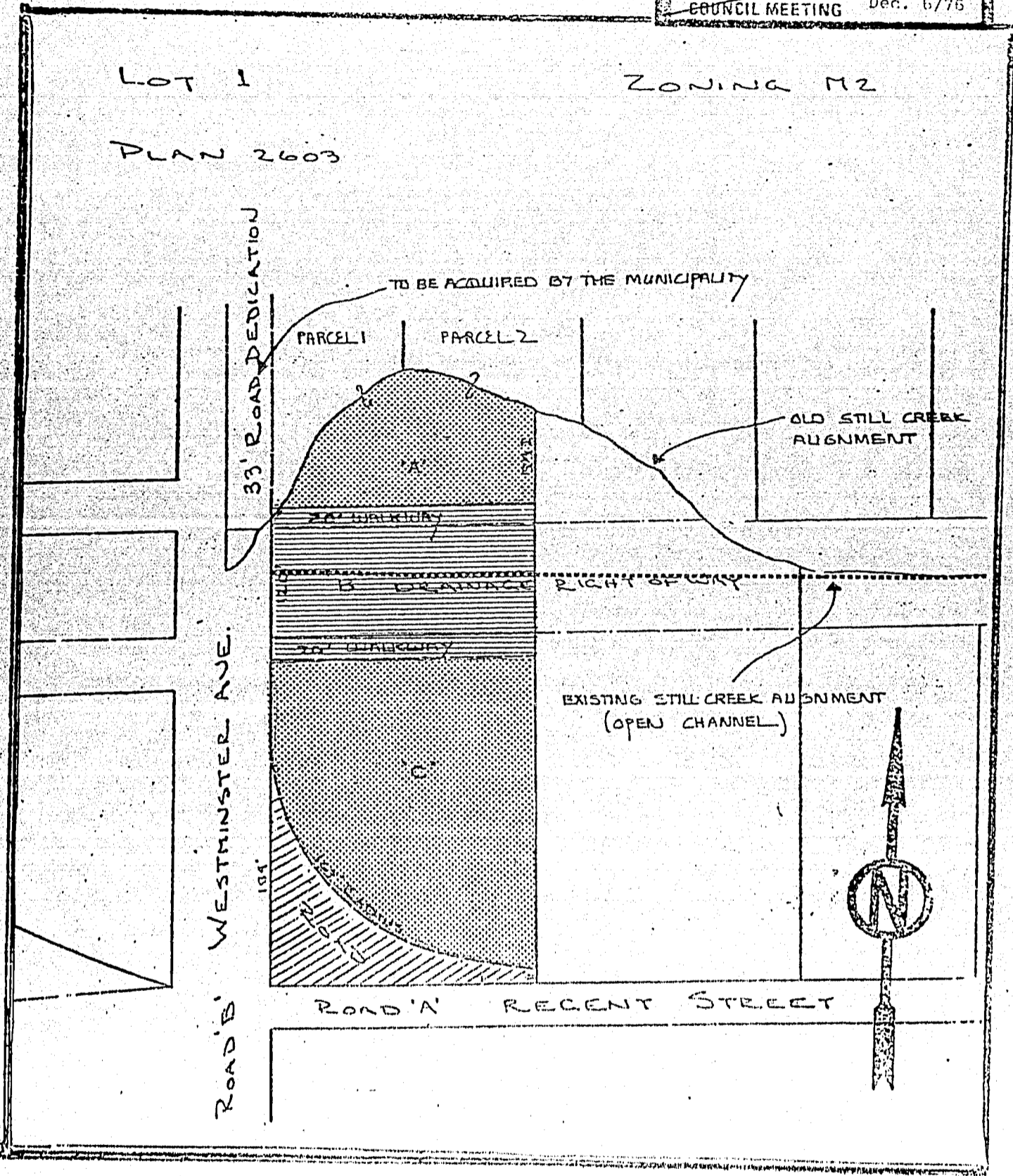
FAE/jce
Encl.

cc: Engineer
Planning
Treasurer

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TO BE SOLD [diagonal hatching symbol]

TO BE RETAINED [cross-hatching symbol]

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PLANNING DEPARTMENT
DECEMBER 2, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED LAND EXCHANGE AND SALE OF MUNICIPAL LAND
4937 REGENT STREET, N $\frac{1}{2}$ of Lot 1, D.L. 74, Plan 2603
For Part of Lot 1, D.L. 74, Plan 3782

In evaluating the above noted subdivision and subsequent land exchange and sale, consideration must be given to the eventual construction of Westminster Avenue from Regent Street north to Still Creek Avenue. A review of current and eventual road patterns in the general area shows that construction of this facility would fulfill important short term and long term needs. Since both Still Creek and Regent Street are currently dead-ended, a north-south link at their westerly limits would provide a needed loop for industrial traffic in this area (see Sketch #1 attached). In the long term any traffic from Regent Street would have ready access to Willingdon via the Still Creek extension (see Sketch #2 attached) without further congesting Douglas.

In following established subdivision policies, the Approving Officer would require that the owners of the property being subdivided be responsible for the construction of the road, or if immediate construction is impractical, that they contribute an amount equal to the cost of constructing the road for eventual road construction. A preliminary estimate in the amount of \$140,000 has been prepared by the Engineering Department based on an interim standard of road construction. The upgrading of this to final 46 foot curb standard would be dependent on further subdivision of any properties on the west side of Westminster Avenue.

In view of the extensive costs involved it is unlikely that the exchange and subdivision proposed would proceed if the projected purchaser were required to make the contribution necessitated in this case as part of the subdivision requirements. However, as the subdivision involves municipal properties and as we are

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advised by the Land Agent that the values which have been determined in the proposed sale are essentially those of a serviced site, it is appropriate to consider the municipality as the subdivider in this case. It should be noted that the development of this road will facilitate development and eventual offering for sale or use by the Corporation of the Corporation-owned lot west of Westminster Avenue and south of Still Creek. In subdividing municipal lands and preparing municipal properties for sale, the municipality is obligated to accept its responsibility to observe the same requirements as are applied to private land owners. 170

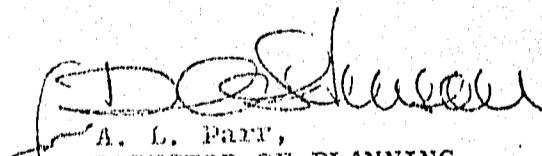
For the foregoing reasons it is proposed that monies realized from the sale of the subject property or other Corporation-owned properties fronting on Westminster Avenue be applied to the construction of this roadway abutting those sites.

It should be noted that future subdivision applications of privately-held properties abutting this road link, will require completion of the road abutting such sites to the finished 46' standard. Moreover it should be noted that other possible avenues of financing the subject road construction have been considered (Local Improvement, Major Roads Budget), however it is highly unlikely that a local improvement project would succeed as most of the abutting properties have frontage on existing roads and the fact that the road link is essentially a local circulation road only would make it inappropriate in a major roads program. It therefore follows that the normal requirement of subdivision to provide for construction of this road must apply in this case.

RECOMMENDATION

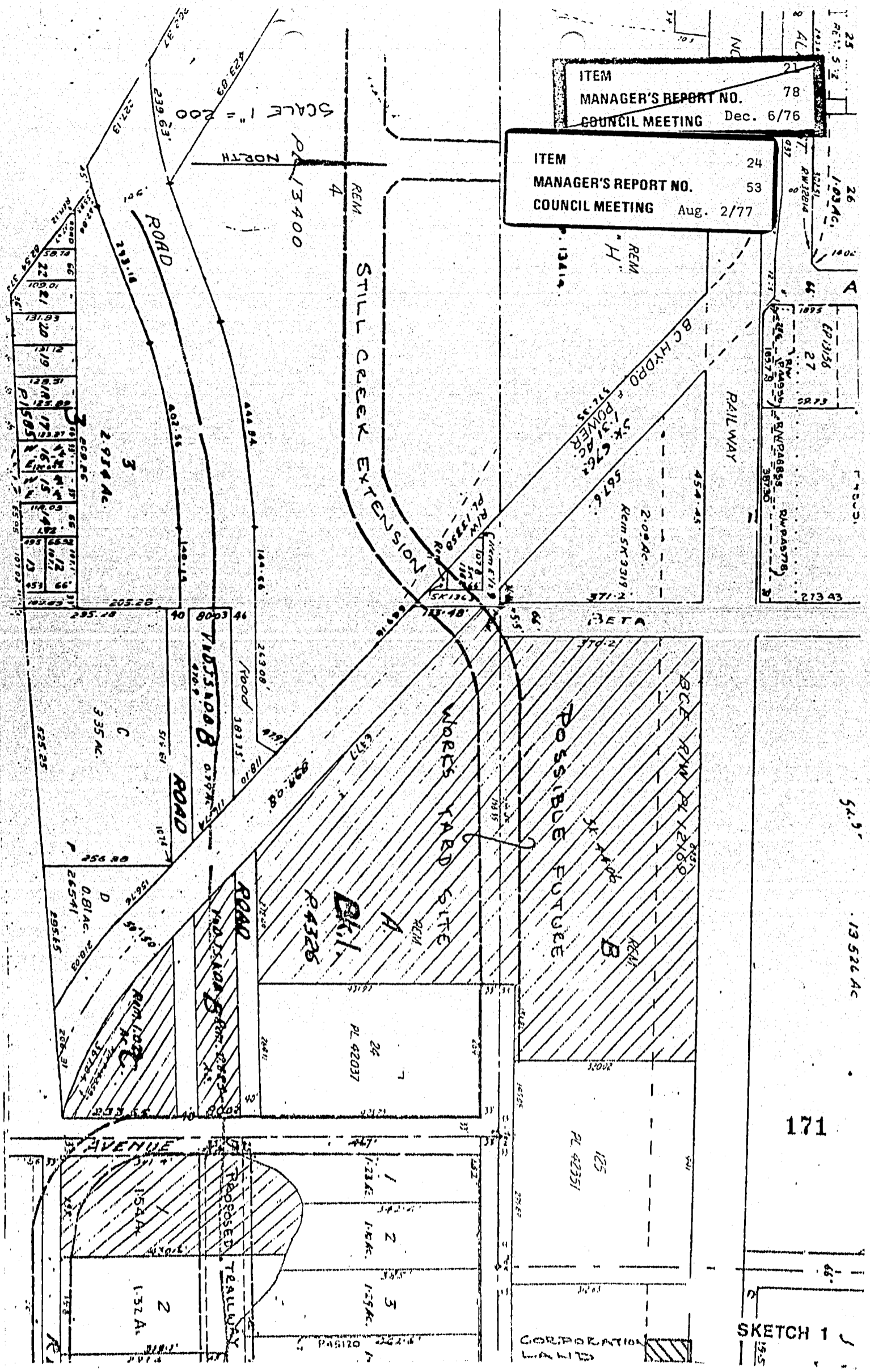
It is recommended THAT:

1. Council approve the subject land exchange and sale as outlined in the Land Agent's report.
2. Council authorize the expenditure of the funds resulting from the sale of these properties abutting Westminster Avenue for the construction of this road link to an interim standard, as a condition of creating the sites through subdivision.
3. The additional funds, estimated at approximately \$35,000, required for the completion of this road link to an interim standard be included in the 1977 Capital Budget Special Roads Account, Code 15-06.


A. L. Parr,
DIRECTOR OF PLANNING.

HR:DGS:cm
Attach.

c.c. Land Agent
Municipal Engineer
Municipal Treasurer

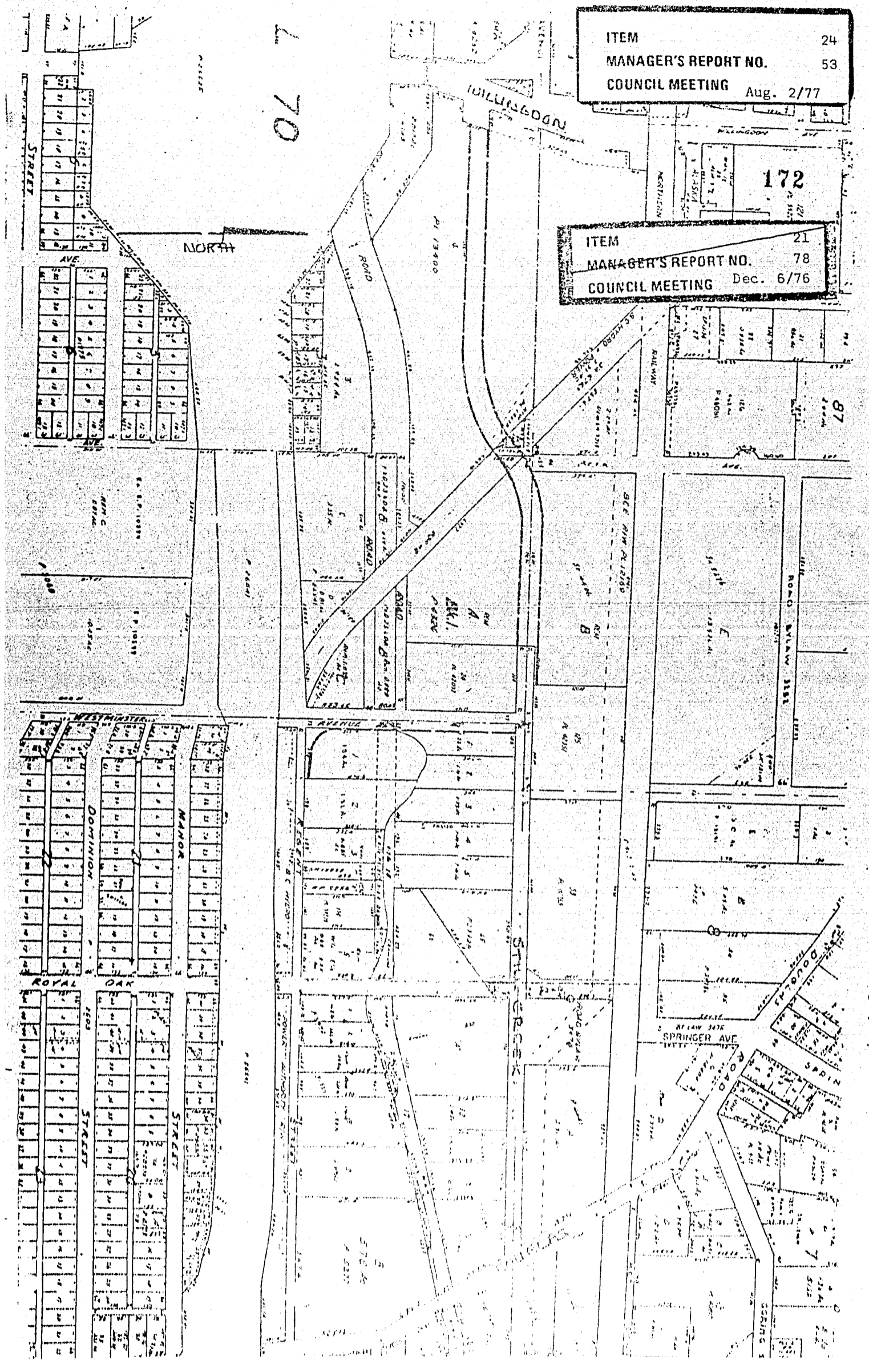


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SKETCH 1



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STREET

AVE

NORTH

WILLINGOOD

NORTH

WILLINGOOD

WESTMINSTER

DOMINION

MANOR

ROYAL

OAK

STREET

STREET

ST. ROCK

SPRINGER AVE

SPRING

SPRING