

ITEM	13
MANAGER'S REPORT NO.	57
COUNCIL MEETING	Aug. 23/77

Re: CHEVRON CANADA LIMITED  
GREEN BELT/BUFFER STRIP ACQUISITIONS  
(Item 24, Report No. 51, July 18, 1977)  
(Item 21, Report No. 53, August 2, 1977)

On July 18, 1977, Council received a report on the Chevron Refinery Expansion Program. On August 2, 1977, Council received a further report which contained information on the number of properties that were purchased by the firm during the past three years. During consideration of the latter report, additional detail was requested on "the number of land sales and the value of such sales in this area over the last three years". The following report from the Land Agent includes a list and a sketch which identify the sales that have taken place in the area adjacent to the green belt during the period of time in question.

The sketch, due to its large size, has been attached to Council's reports only.

This is for the information of Council.

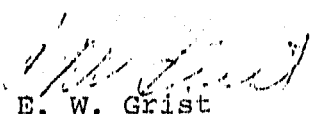
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TO: MUNICIPAL MANAGER August 17, 1977  
FROM: LANDS DEPARTMENT  
SUBJECT: CHEVRON CANADA LTD. - GREEN BELT/BUFFER STRIP ACQUISITIONS  
(ITEM 24, REPORT NO. 51, JULY 18, 1977) MANAGER'S REPORT  
53, COUNCIL MEETING AUGUST 2, 1977

As per memo from Municipal Clerk of August 9, 1977, we have listed those properties sold through the Multiple Listing Services of the Real Estate Board of Greater Vancouver in the vicinity of the proposed green belt area.

The recent sales of properties in this area do not indicate a loss in value as a result of being close to the oil refinery. We would therefore anticipate acquisition costs reflecting the purchase price of other properties in older areas of the Municipality with very little, if any, locational depreciation.

To assist Council in its deliberations, we have attached hereto a list of properties sold, together with a section of map showing the location of those properties sold. This information has been compiled from Multiple Listing sales records. The approximate boundary of the buffer area adjacent to Standard Oil Refinery is shown outlined in red. There are no sales listed for this area in Multiple Listing Sales records and to be absolutely certain there weren't any, we would have to check the Land Registry Office. This would be possible but would necessitate a considerable expenditure of staff time estimated in excess of 40 manhours to complete.

  
E. W. Grist  
Land Agent

FAB/jce  
Encl.

cc: Municipal Clerk  
Director of Planning

1974 SALES

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ADDRESS	LOT SIZE	IMPROVEMENTS	DATE SOLD	SALE PRICE
4103 McGill St.	33 x 122	2 br., full basement, 750 sq.ft.	1/10/74	\$ 41,850.
4267 Triumph St.	33 x 120	2 br., no basement, 820 sq.ft.	8/7/74	\$ 42,000.
4176 Eton St.	33 x 120	2 br.up, 3 rm. ste.dn., full basement	14/6/74	\$ 50,000.

1975 SALES

3795 Triumph St.	50 x 122	3 br. 1 br. in-law ste. 1800 sq.ft.	6/11/75	\$ 73,500.
4159 McGill St.	33 x 122	2 br. up and 2 br. ste.dwn.	23/9/75	\$ 62,000.
4442 Oxford St.	49.5 x 122	2 br.up, no basement, 875 sq. ft.	28/9/75	\$ 43,500.
4923 Dundas St.	33 x 120	new 3 br., full basement, 1300 sq. ft.	10/10/75	\$ 68,600.
4491 Triumph St.	33 x 120	3 br., no bsmt. 700 sq. ft.	11/8/75	\$ 38,500.
4259 Oxford St.	33 x 122	2 br., full basement, 1 br.dn. plbl., 800 sq.ft.	26/9/75	\$ 51,000.
4144 Yale St.	33 x 122	2 br., f/bsmt. rec. rm., 600 sq.ft.	11/11/75	\$ 39,000.

1976 SALES

3840 Eton St.	50 x 122	2 br.up, F/bsmt. rec. rm., 680 sq.ft. up, 330 sq.ft. dn.	23/1/76	\$ 44,000.
3804 Yale St.	50 x 122	2 br.up., F/bsmt. rec. rm., bar, plbg. 1000 sq.ft.	19/3/76	\$ 52,000.
4306 Dundas St.	50 x 120	2 br.up, F/bsmt. rec. 1050 sq.ft.	1/4/76	\$ 52,000.
3925 Cambridge	50 x 120	3 br.up, F/bsmt., br. w/shp., 1200 sq.ft.	7/6/76	\$ 57,700.
3973 Trinity St.	50 x 122	2 br. F/bsmt., 3 rm. ste., 960 sq.ft.	8/1/76	\$ 59,100.
4307 Dundas St.	33 x 122	2 br., F/bsmt. 750 sq.ft.	2/9/76	\$ 48,000.
4305 Triumph St. (2 lots)	33 x 122 33 x 122	2 br.up, F/Bsmt. 2 br.dn. rec. w/shp, 880 sq.ft. up, 370 sq.ft. dn.	4/10/76	\$ 66,000.
4461 Pandora St.	49.5 x 122	2 br.up, no bsmt. 800 sq. ft.	17/7/76	\$ 51,500.

1976 SALES (CONTINUED)

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<u>ADDRESS</u>	<u>LOT SIZE</u>	<u>IMPROVEMENTS</u>	<u>DATE SOLD</u>	<u>SALE PRICE</u>
4112 Trinity St.	33 x 122	2 br.up,F/bsmt. 2 br.dn.780 sq.ft.	24/4/76	\$ 48,500.
4160 Oxford St.	33 x 122	2 br.up,F/bsmt. 900 sq. ft.	20/1/76	\$ 47,000.
4113 Trinity St.	32.96 x 121.96	3 br.,F/bsmt.,rec. br.,blt.1972, 1350 sq.ft.	4/2/76	\$ 75,000.
4166 Cambridge St.	33 x 122	2 br.,F/bsmt.875 mn.,300 sq.ft.up	19/9/76	\$ 46,500.
4255 Triumph St.	33 x 120	2 br.,no bsmt. 600 sq.ft.	1/4/76	\$ 35,500.

1977 SALES

3845 Oxford St.	50 x 122	3 br.,1 br.up, f/bsmt.,950 sq.ft.	12/1/77	\$ 50,000.
3925 Cambridge St.	50 x 122	3 br.,f/bsmt. 3 rms.dn.,1148 sq.ft.	23/3/77	\$ 62,900.
3988 Cambridge St.	50 x 122	3 br.,f/bsmt. 1 br.dn.,1300 sq.ft.	14/5/77	\$ 65,000.
3841 Trinity St.	50 x 122	2 br.,f/bsmt. 3 rm. ste.,1070 sq.ft.	9/5/77	\$ 65,600.
3950 Edinburgh St.	50 x 120	2 br.,f/bsmt.1 br. dn.,plbg.920 sq.ft.	7/4/77	\$ 65,500.
4337 Triumph St.	33 x 122	2 br.,f/bsmt.,1 br. dn.,2pce.plbg. 940 sq.ft.	7/6/77	\$ 53,500.
4151 Oxford St.	33 x 122	2 br.,no bsmt. 600 sq.ft.	25/4/77	\$ 38,000.
4132 Yale St.	33 x 122	2 br.,no bsmt. 735 sq.ft.	20/1/77	\$ 42,100.
4296 Dundas St.	50 x 120	2 br.,f/bsmt. 950 sq.ft.	7/3/77	\$ 48,500.
4212 Dundas St.	33 x 120	2 br.,no bsmt. 1020 sq.ft.	16/3/77	\$ 48,000.
4255 Oxford St.	33 x 120	2 br.,no bsmt. 820 sq.ft.	20/5/77	\$ 46,500.
4149 Dundas St.	33 x 120	2 br.,f/bsmt.rec. 1 br.dn.,750 sq.ft.	7/3/77	\$ 48,000.
4115 Trinity St.	50 x 120	3 br.,f/bsmt.rec. 1 br.,bth.1100 sq.ft.	18/2/77	\$ 68,000.
4450 Dundas St.	33 x 122	2 br.,f/bsmt.rec. 1 br.dn.	30/5/77	\$ 45,000.