

ITEM 10
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 4, 1977

Re: MUNICIPAL INDUSTRIAL LOT SALE
LOT 136, D.L. 124, GROUP 1, PLAN 51591, N.W.D.
2210 WILLINGDON AVENUE

Following is a report from the Land Agent regarding the proposed sale of a municipally owned industrial lot on Willingdon Avenue.

Copies of correspondence from all of the bidders are attached.

On June 13, Council adopted a policy requiring that a minimum price be established for all properties that are advanced to a sales position. This was not done in this particular case because the lot was advertised on June 10, three days before the policy came into effect. This will, however, be the only exception; all future proposals to sell municipal land will include recommended minimum prices.

RECOMMENDATION:

1. THAT the tender from Ledingham Properties Ltd. in the amount of \$277,600.00 be accepted.

* * * * *

TO: MUNICIPAL MANAGER

June 29, 1977

FROM: LANDS DEPARTMENT

SUBJECT: MUNICIPAL INDUSTRIAL LOT SALE - LOT 136, D.L. 124,
GROUP 1, PLAN 51591 N.W.D. (2210 WILLINGDON AVENUE)

At a meeting of Council held May 2, 1977, authorization was granted to offer the above-noted property for sale by public tender subject to the prospective purchasers submitting written descriptions of their proposed development. Further, that the development be in conformity with Light Industrial District M5 regulations and that the Planning Department be given an opportunity to review the descriptions of the proposed development and provide their comments with respect to their appropriateness prior to final tender approval by Council.

This property was advertised for sale in the Vancouver Sun on Friday, June 10 and Saturday, June 11, 1977. As a result of this advertisement, three bids were received:

1. Kingsway Automotive Products Ltd. in the amount of \$200,000.00
2. Ledingham Properties Ltd. in the amount of \$277,600.00
3. Vanant Development Company in the amount of \$185,000.00

The results of the bids were forwarded to the Planning Department and they advise that they can see no reason why the tender of Ledingham Properties Ltd. should not be accepted -- a copy of the tender which I attach hereto.

ITEM	10
MANAGER'S REPORT NO.	49
COUNCIL MEETING	July 4/77

The price \$277,600.00 tendered by Ledingham Properties Ltd. is equal to \$7.152 per sq. ft. This rate compares favourably with the sale of other similar properties in the district. Following are the samplings which have been used:

Sample A - 2162 Willingdon Avenue
Lot "Q" Ex. W. 33', Blk.13, D.L. 124, EP 14827
Zoned M1
Sold January, 1974
\$5.47 per sq. ft.

Sample B - 6926 - 6942 Palm
Lots 13 & 14, Blk. 3, D.L. 98, Plan 2066
Zoned M4
Sold October, 1976
\$5.39 per sq. ft.

Sample C - 7258 Gilley Avenue
Lot 55, Blk."D", D.L. 96, Plan 1740
Zoned M4
Sold October, 1976
\$5.90 per sq. ft.

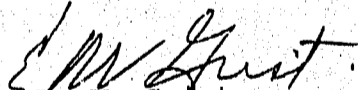
Sample D - 2227 Beta Avenue
Blk. 87, D.L. 124, Plan 3348
Zoned M2
Sold February, 1977
\$5.51 per sq. ft.

Sample E - 3925 Myrtle Street
Lot "A", Blk. 4, D.L. 69, Plan 17722
Sold March, 1977
Zoned M2
\$6.65 per sq. ft.

Sample F - 3140 Gilmore Diversion
Lot 27, D.L. 69/70, Plan 36487
Sold March, 1977
Zoned M2
\$7.805 per sq. ft.

Recommendation:

I would therefore recommend that the tender submitted by Ledingham Properties Ltd. be accepted.


E. W. Grist
Land Agent

EWG/jce
Encl.

cc: Director of Planning
Treasurer

ITEM 10
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 4/77

PHONE 747-3596

**KINGSWAY AUTOMOTIVE
PRODUCTS LIMITED**



5485 Cote de Liesse Rd., Montreal, Quebec
MONTREAL 378, CANADA

Wednesday,
June 22nd, 1977

Lands' Department,
Burnaby Municipal Hall,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

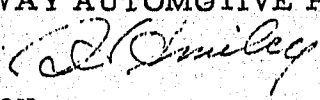
Gentlemen:-

Re your advertisement in the Vancouver Sun under date of June 10th inviting bids to purchase...we wish to submit our bid for same in the amount of \$200,000.00 and enclose herewith our certified cheque for \$10,000.00.

We would intend to use this land for erecting an automotive parts and accessories warehouse and the building to be erected would, of course, be top quality and comply in every detail with the local building codes.

Very truly yours,

KINGSWAY AUTOMOTIVE PRODUCTS LTD.


H. Smiley

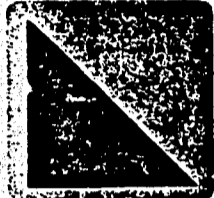
HS-w
encl. cheque - \$10,000.00

P.S. PLEASE NOTE that PIE-MET is the company that holds our real estate.

124

ITEM 10
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 4/77

125



LEDINGHAM

June 27, 1977

The Corporation of the District of Burnaby
Burnaby Municipal Hall
4949 Canada Way
Burnaby, B.C.
V5M 1M2

Attention: Lands Department

Gentlemen:

Re: Proposal to purchase land, legal description -
Lot 136, D.L. 124, Group 1, Plan 51591,
N.W.D. (2210 Willingdon Avenue @ Dawson).

We propose to purchase the above noted parcel, a net of 38,825 square feet of land, for the sum of TWO HUNDRED SEVENTY-SEVEN THOUSAND SIX HUNDRED and NO/100 DOLLARS (\$277,600.00). In accordance with your bidding instructions, we hereby enclose our cheque in the amount of (5% of the purchase price) \$13,880.00. Net offer, no commissions payable.

Confirming discussions with Mr. Don Stenson of Planning, it is our intent to provide a two story facility, the upper level of which is at the Dawson Street elevation and will consist of business offices and abundant on-site parking. The lower level, some 18 feet (\pm) below the Dawson Street elevation and facing south will be designed for small multi-tenant warehousing, distribution, display and office, as well as 2,000 square feet to 2,500 square feet of conference or Meeting Room. The latter use, as explained to Mr. Stenson, is of an infrequent nature and purely on a night time basis. Nevertheless, our preliminary design sketches include ample parking for all uses within Burnaby Zoning Code requirements.

We intend to work closely with Planning to ensure an aesthetically pleasing and functional facility, one that will enhance the image of the Municipality and specifically Willingdon Avenue and Dawson Street.

.....2

ITEM	10
MANAGER'S REPORT NO.	49
COUNCIL MEETING	July 4/77

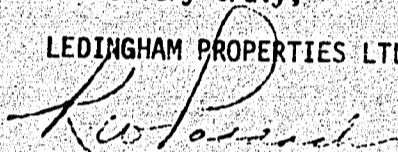
LEDINGHAM

The Corporation of the District of Burnaby
Page 2
June 27, 1977

Our firm has successfully completed many development projects of this nature in Burnaby over the past few years, and are well aware of the standards of the Municipality. We look forward to meeting with you and the Planning Department in the near future for final resolution to development of this site.

Yours very truly,

LEDINGHAM PROPERTIES LTD.



R.W. Paddack
Vice-President - General Manager

RWP/sa

ITEM	10
MANAGER'S REPORT NO.	49
COUNCIL MEETING	July 4/77

127

VANANT DEVELOPMENT COMPANY

1060 Esen Place
Delta, B.C.
June 27, 1977.

Lands Department
Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Sir:

RE: 2210 Willingdon Avenue
Lot 136 D.L. 124 Group 1 Plan 51591 NWD

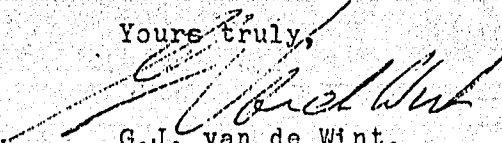
We wish to present an offer to purchase the aforementioned land for

\$1,850,000

We intend to develop the property in accordance with the Corporation of Burnaby's high standards for M5 Zoning. All architectural design and landscape planning will follow the recommendations of the Corporation of Burnaby's planning department.

Enclosed please find a certified cheque for the amount of *\$9250.00*, which is 5% of the purchase bid.

Yours truly,


G.J. van de Wint.
Vanant Development Co.

GJV/vev