

ITEM	6
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1984 03 19

RE: SUBDIVISION REFERENCE #8/76
PARKER STREET/HOLDOM AVENUE - MUNICIPAL SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER
 FROM: APPROVING OFFICER
 RE: SUBDIVISION REFERENCE #8/76
 PARKER STREET/HOLDOM AVENUE - MUNICIPAL SUBDIVISION

1984 MARCH 13

RECOMMENDATION:

1. THAT Council authorize the proposed land exchange as more particularly described in this report.

BACKGROUND:

On 1981 January 19, Council received a report dealing with the advancement for servicing and sale by public tender of several municipal subdivisions, including the above referenced subdivision. In the report it was mentioned that Lot 25, which is currently privately owned, is located within this subdivision and must be completely changed in configuration (see attached sketch). It was suggested that an exchange be made for this lot with proposed Lot 145 fronting on Holdom Avenue.

REPORT

Since that time, the Municipal Solicitor has been in negotiations with the owner of Lot 25. The owner rejected the proposal to exchange his lot for proposed Lot 145. He has, however, agreed to exchange Lot 25 for proposed Lot 144 fronting onto Venables Street, subject to the following:

1. the owner of Lot 25 will participate in the design, legal survey and servicing costs. His portion of costs have been determined at \$22,179.00 (which is the cost per lot for those lots fronting on Venables Street). An amount of \$2,080.00, representing a deposit of 9 percent, has been paid.

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2. the owner of Lot 25 will pay a Park Levy fee of \$933.00.
3. the difference in land area between Lot 25 and proposed Lot 144 is 1,438.105 square feet. A raw land value of \$5.00 per square foot has been applied by the Legal Department which results in an amount of \$7,190.52 to be paid to the Corporation for this excess in land.
4. the total to be paid by the owner of Lot 25 prior to final approval of subdivision is \$28,222.52.

We are seeking Council's approval of the proposed land exchange based on the foregoing conditions in order that we may arrange for approval and deposit of the legal subdivision plan and related plans and documents in the Land Title Office for registration. Subsequently, the lots will be serviced and eventually offered for sale by public tender.



A. L. Parr,
APPROVING OFFICER

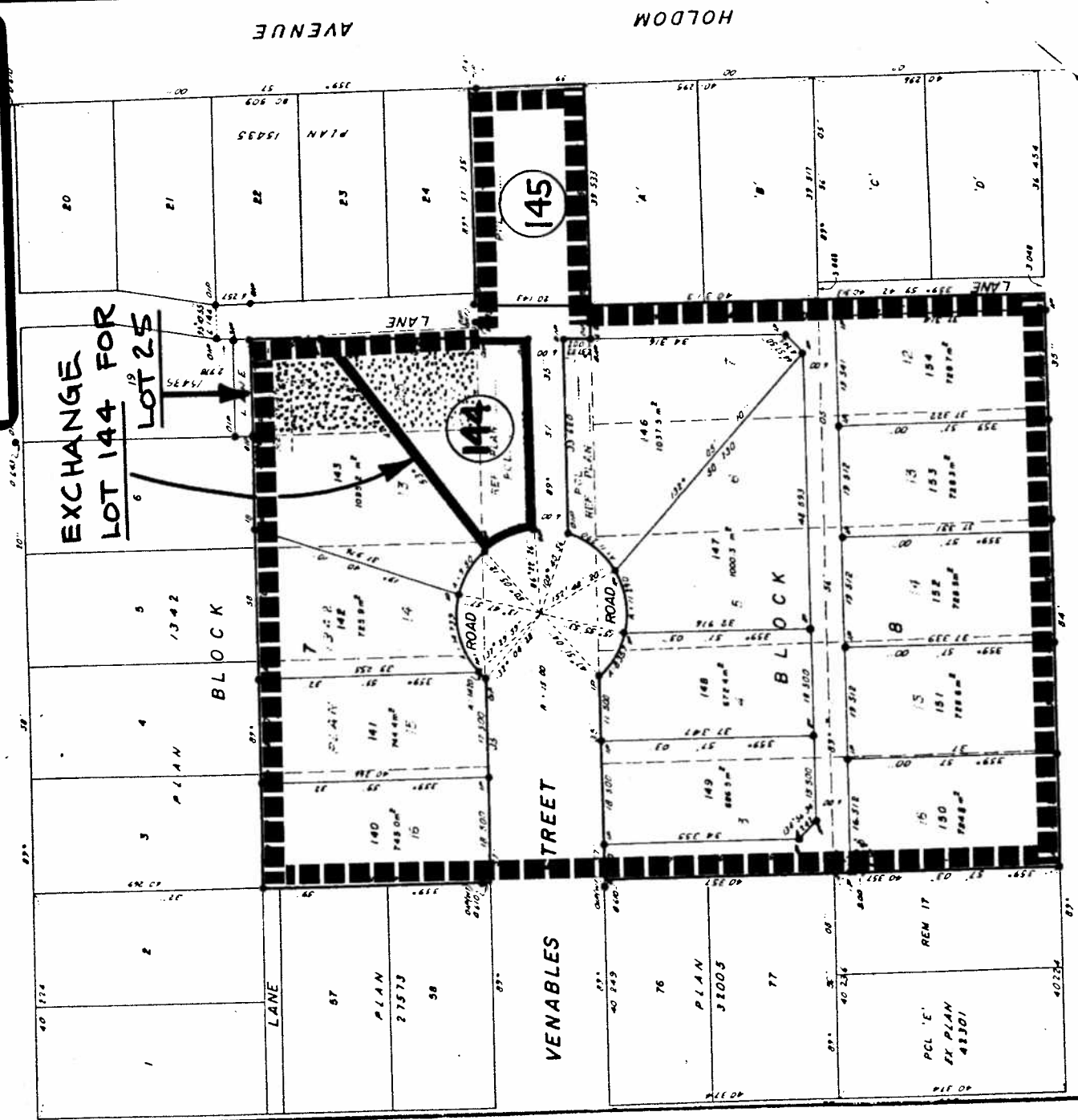
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Att.

cc: Municipal Solicitor
Director Engineering
Director Finance

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UNION STREET



EXCHANGE
 LOT 144 FOR
 LOT 25



Burnaby Planning Department

Date

1984 MARCH

Scale REDUCED
 PLAN TO SCALE

Drawn By

C.W.

S.D. REF. # 8/76



LOT 25

