

ITEM 5  
MANAGER'S REPORT NO. 25  
COUNCIL MEETING 85/04/01

RE: SALE OF 8621 ARMSTRONG AVENUE (CLOSED PORTION OF COQUITLAM AVENUE)  
FOR THE CONSOLIDATION WITH ADJACENT CHURCH SITE  
ROAD CLOSURE REFERENCE #5/76

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 MARCH 26  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
RE: SALE OF 8621 ARMSTRONG AVENUE (CLOSED PORTION OF COQUITLAM AVENUE)  
FOR THE CONSOLIDATION WITH ADJACENT CHURCH SITE  
ROAD CLOSURE REFERENCE #5/76

RECOMMENDATION:

1. THAT Council authorize the sale of 8621 Armstrong Avenue in accordance with the terms outlined in this report.

REPORT

1.0 SUMMARY/INTRODUCTION:

Council, on 1977 August 02, authorized the sale of the above municipal property (see attached sketch). Negotiations proceeded but the sale collapsed in 1978. Negotiations resumed in June 1981 but again ended without a sale.

2.0 CURRENT SITUATION:

In February 1985 the Burnaby Chinese Alliance Church offered to purchase the subject property for \$25,000.00. Upon resuming negotiations, the Church increased their offer to \$28,000.00.

The sale of the subject property is subject to completion of the following by the purchaser:

- (a) consolidation of the property with the adjacent church property.
- (b) replacement of the existing asphalt sidewalk with a four foot concrete sidewalk with curb and gutter to be built according to the Director Engineer's specifications.

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- (c) granting of a 20 foot easement to the Corporation to protect the existing six inch watermain.
- (d) payment of all registration, document preparation and survey costs.

3.0 MUNICIPAL SOLICITOR'S REPORT:

The Municipal Solicitor's report containing a description of the property, the appraised value and the results of the negotiations is attached for the information of Council.

Notwithstanding the Municipal Solicitor's appraised value of \$30,500.00, it was agreed that the offer to purchase of \$28,000.00 by the Burnaby Chinese Alliance Church would be submitted to Council.

4.0 CONCLUSIONS:

We would recommend Council's acceptance of the property sale for the amount of \$28,000.00 subject to the completion by the purchaser of all items described in Section 2.0 of this report.



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

CMM/dev  
Atts.

cc: Municipal Solicitor  
Director Administrative & Community Services  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services

# LAW FILING 61468).

1977.

Scale: 1in. = 50ft.

plan lies within the Greater Vancouver Regional District."

Bearings are astronomic and are derived from plan 36311.



R.C. Res # 5/76

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PLAN 36478

D.L. II, GP. I

COQUITLAM

102

PLAN 36311

REM. 5

PLAN 3045

15225

PLAN

D

LANE

ARMSTRONG AVENUE

SUBJECT PROPERTY MUNICIPAL (9621 ARMSTRONG AVENUE)

PLAN 61468

PLAN 25688

89

PLAN 25688

CHURCH SITE

90

PLAN 26193

ARMSTRONG AVENUE

The Corporation of District of Burnab

Mayor :

Municipal Clerk :

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C.M.

THE CORPORATION OF THE DISTRICT OF BURNABY  
INTER OFFICE MEMORANDUM

TO: DIRECTOR PLANNING & BUILDING INSPECTION DATE: MARCH 18/85

FROM: MUNICIPAL SOLICITOR

RE: SALE OF 8621 ARMSTRONG AVENUE (CLOSED PORTION OF COQUITLAM AVENUE) FOR THE CONSOLIDATION WITH ADJACENT CHURCH SITE *R.C. 5/76*

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On August 2, 1977 Council authorized the sale of the above property. Negotiations proceeded but the sale collapsed in 1978. Negotiations resumed in June 1981 but again ended without a sale. In February 1985 the Burnaby Chinese Alliance Church offered to purchase the subject property for \$25,000. We were subsequently requested to resume negotiations and the church increased their offer to \$28,000.

DESCRIPTION OF PROPERTY:

The subject property is located in east Burnaby and is situated on the northwest corner of Armstrong Avenue and Coquitlam Street. At this juncture Coquitlam Street is an undeveloped, 20 foot lane running south easterly along the depth of the subject. The property is a level, vacant site measuring 46 feet x 165.08 feet for an area of 7,494 sq.ft. A 20 foot easement containing a 6" water main parallels the west property line and the site is unserviced and covered in grass and bush (see attached plan). Split zoning is in effect over the site with the east 13 feet zoned R3 and the west 33 feet zoned P5. Improved properties in this area are generally in excess of 25 years old.

ASSESSED VALUE:

Land	\$47,800
Improvements	-
Total	\$47,800
Taxes	N/A

The assessed value is based on a fully serviced residential lot without easement.

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APPRAISED VALUE:

Since the P5 zoning district provides for the accommodation of residentially oriented institutional uses and the R3 zoning bylaw provides for residential use we have appraised the lot using east Burnaby residential lot values. Moreover, since there is a dearth, not only of P5 sales data, but also of vacant building lots in east Burnaby, we have employed the "abstraction method" of appraisal analysis to estimate the present market value of the site.

The abstraction method of site valuation involves the subtraction of the estimated value of the site improvements from the sale price of the property. The remainder gives an estimated value attributable to the site. The abstraction method is generally applicable when not enough comparable sales exist to employ the direct sales comparison approach to value. It is employed almost exclusively in old neighbourhoods where vacant land sales are virtually non-existent.

MARKET DATA:

Sale 1

Address: 8041 14th Avenue  
 Lot Size: 51' x 146' = 7,446 sq.ft.  
 Zoning: R5  
 Sale Price/Date: \$73,000; December 1984  
 Remarks: Old 824 sq.ft. 1 1/2 storey dwelling updated with vinyl siding, new roof, new furnace and storage shed. Estimated improvement value is \$18,000. Land value by abstraction \$55,000 or \$7.39 per sq.ft.

Sale 2

Address: 8166 - 11th Avenue  
 Lot Size: 50' x 146' = 7,300 sq.ft.  
 Zoning: R5  
 Sale Price/Date: \$72,500; November 1984  
 Remarks: Old 864 sq.ft. single storey, full basement dwelling partially remodelled and modernized. Estimated improvement value is \$18,000. Land value by abstraction \$54,500 or \$7.47 per sq.ft.

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Sale 3

Address: 7528 Mary Avenue  
 Lot size: 50' x 138' = 6,900 sq.ft.  
 Zoning: R5  
 Sale Price/Date: \$65,000; January 1985  
 Remarks: Old 590 sq.ft. one bedroom, single storey dwelling. Predominantly land value. Estimated value of improvements is \$12,000. Land value by abstraction \$53,000 or \$7.68 per sq.ft.

Listing:

Address: 8278 12th Avenue  
 Lot size: 33' x 141' - 4,653 sq.ft.  
 Zoning: R1  
 List Price: \$51,900  
 Remarks: Vacant view lot in east Burnaby. Adjusted downward for superior location, list price and lot size. Adjusted price \$45,000 or \$8.59 per sq.ft.

The above sales and listing indicate a serviced lot value in the range of \$45,000 to \$55,000. All of the above are located in the east Burnaby area. Sales 1, 2 and 3 are considered to be superior to the subject by virtue of frontage and inside locations. The listing is an inferior site due to its smaller size, however, it is in a superior location. After adjustments the indicated value of the subject as a fully serviced building lot is \$50,000.

In order to develop the subject for residential use the site must be connected to all available services and the 6" water main relocated north to the Coquitlam Street lane allowance. Other costs to develop would be legal and survey costs and real estate commission. These costs and the resulting market value are estimated as follows:

Estimated market value if fully serviced	\$50,000
Less:	
Servicing	\$3,500
Relocation of Water Main	12,565
Legal and survey	800
Real Estate Commission	<u>2,500</u>
	19,365
	<u>\$30,635</u>

Rounded to \$30,500

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In conclusion, we estimate the value of this property as at March 12, 1985 to be \$30,500 (\$4.07 per square foot).

NEGOTIATIONS:

After receiving authority to negotiate for the sale of the subject property we prepared the above appraisal. Subsequently, the prospective purchaser's offer was increased to \$28,000. The purchase of the property would be subject to consolidation with the adjacent church property, the replacement of the existing asphalt sidewalk with a four foot concrete sidewalk with curb and gutter built according to the Engineering Department's specifications, a 20 feet easement must be granted to the Corporation to protect the existing six inch watermain, and the purchaser must pay all registration and survey costs and supply all pertinent documents to the Planning Department.

CONCLUSION:

Notwithstanding our appraised value of \$30,500, we have agreed to submit the offer to purchase of \$28,000 by the Burnaby Chinese Alliance Church to Council. This group is aware of all of the added costs as mentioned above. Since the utility of this site is restricted due to the easement and would best be used as a parking lot which is the intention of the church and considering the expenses necessary to develop the site for a parking lot, the Legal Department is prepared to recommend acceptance of the church's offer to purchase of \$28,000 (\$3.74 per square foot).

DS:sb



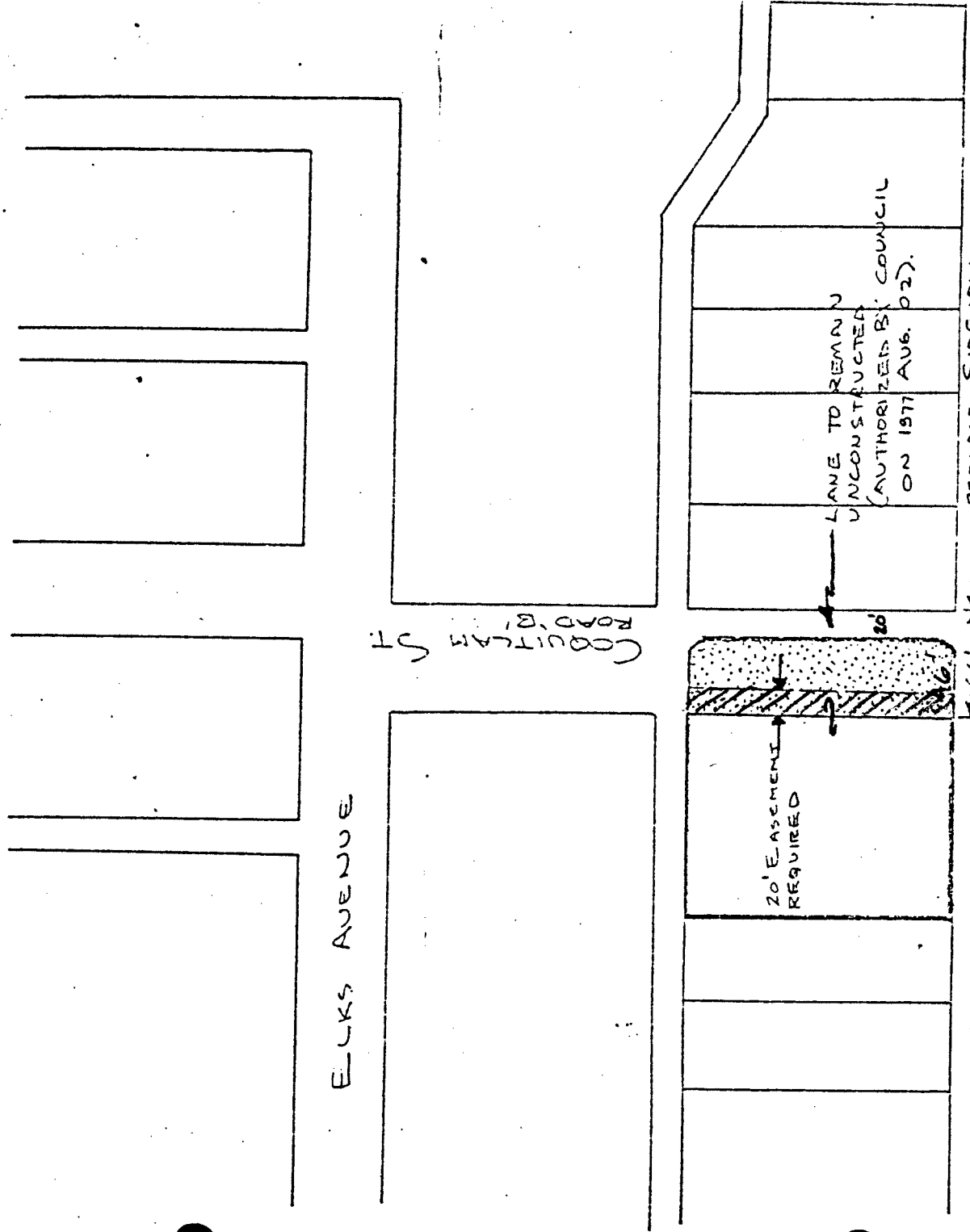
Patricia W. Flieger  
Municipal Solicitor

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D.L. 11  
 LOT 89  
 PLAN 25688  
 5' ROAD ALLOWANCE

S.D. REF. # 7-1/78  
 X. REF. R.C. REF. # 5/76  
 ZONING: PS & R3

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6" of munic. water main  
 16' east of w p

unservice

SCALE 1" = 100'  
 JULY '78 C.W.