

R E P O R T

At the last meeting of the Municipal Subdivision Coordinating Committee held on June 25, 1985, the Committee unanimously agreed to obtain Council's authority to advertise the following subdivisions for sale by public tender. Both Camrose Phase II and the Parker/Holdom Subdivision have recently been completed and would be advertised for the first time.

RE ITEM 1

Council at its meeting of May 27, 1985 authorized the sale of municipally owned lots on Harken Drive (Figure 1 attached). As a result of that sale two lots were sold (Item 14, Manager's Report No. 46, Council Meeting July 2, 1985).

We are still receiving public interest in these lots and are of the opinion that the remaining five lots be re-advertised with a minimum bid of \$79,500 per lot, subject to existing registered easements.

RE ITEM 2

Council at its meeting of May 27, 1985 authorized the sale of municipally owned lots on Ednor Crescent and Preston Court (Figure 2 attached). As a result of this sale one lot was sold. (Item 14, Manager's Report No. 46, Council Meeting July 2, 1985)

These lots have been on the market since February 1984 (Item 9, Manager's Report No. 11, Council Meeting February 13, 1984) with an upset price of \$79,500. Since then only two lots have sold. Market trends indicate a necessity to reduce the upset price. Moreover, since the lots vary in size, shape and utility, we have made further adjustments to reflect these differences. Accordingly, the Legal Department recommends that Lots 270 - 273 be advertised with an upset price of \$77,000 and Lots 266 - 269 for \$75,000.

RE ITEM 3

As above, Council authorized the sale of lots in the Camrose Phase I subdivision. This sale resulted in the disposal of three lots. The Legal Department is receiving interest in the remaining lots. Most interest is, however, in the Phase II portion of this subdivision. We therefore, request the authorization of Council to proceed with the sale of Camrose Phase II in addition to Camrose Phase I, (Figure 3 attached). Exposure of the whole subdivision should increase overall sales activity and interest in this area.

The Legal Department recommends that as in the previous sale, Lots 263 - 269, 271 - 280, 324 - 328 and Lot 330 be offered for sale at \$73,000, Lots 274 - 332 for \$72,000, Lots 334 and 336 - 340 for \$72,000 and Lots 317 - 323 for \$70,000.

RE ITEM 4

Staff requests authorization from Council to proceed with the sale of thirteen lots in the recently completed Parker/Holdom Subdivision (Figure #4 attached). These are desirable R4 residential lots located in North Burnaby west of Kensington Park. Seven lots front onto Venables Street just east of Howard Avenue, five lots front Parker Street west of Holdom and one lot faces Holdom Avenue, approximately a half block north of Parker. The subdivision is close to all residential amenities and transportation routes.

SALE OF MUNICIPAL PROPERTY
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RE ITEM 4 (cont'd)

Analysis of comparable sales data indicate lot values in the interior of the subdivision to be in the mid eighty thousand dollar range while the lots fronting Parker and Holdom are estimated to be in the mid seventy thousand dollar range by virtue of their inferior location along the busy Parker and Holdom corridors.

After careful consideration and analysis the Legal Department recommends that this subdivision be placed on the market with an upset price of \$80,000 for Lots 140 - 143 and 147 - 149 and an upset price of \$73,000 for Lot 145 and Lots 150 - 154.

The lots in this subdivision would be sold subject to the following:

1. Statutory right-of-way easements for sewer and drainage purposes through the rear of Lots 140 - 143 and paralleling the west sideyard of Lot 150.
2. Restrictive Covenant - the grantor covenants with the grantee not to use the said lands or any part thereof for vehicle access to or from Parker Street but instead to obtain vehicle access to and from the said lands by way of the lane north thereof and adjacent thereto. Lots affected by this covenant are Lots 150 through 154.
3. Restrictive Covenant - the grantor covenants with the grantee to use the said lands for single family residential development only. Lots affected by this covenant are Lots 146 and 147.
4. Easement - access easement across a portion of Lot 145 appurtenant to Lot A, Block 8, Plan 13692.

A copy of the newspaper advertisement as it will appear in the Vancouver Sun and Province is attached (Figure 5).



Patricia W. Flieger
Municipal Solicitor

DS:mc
Attach

cc: Director Administrative & Community Services
Director Engineering
Director Finance
Director Planning & Building Inspection
Director Recreation and Cultural Services

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witness.

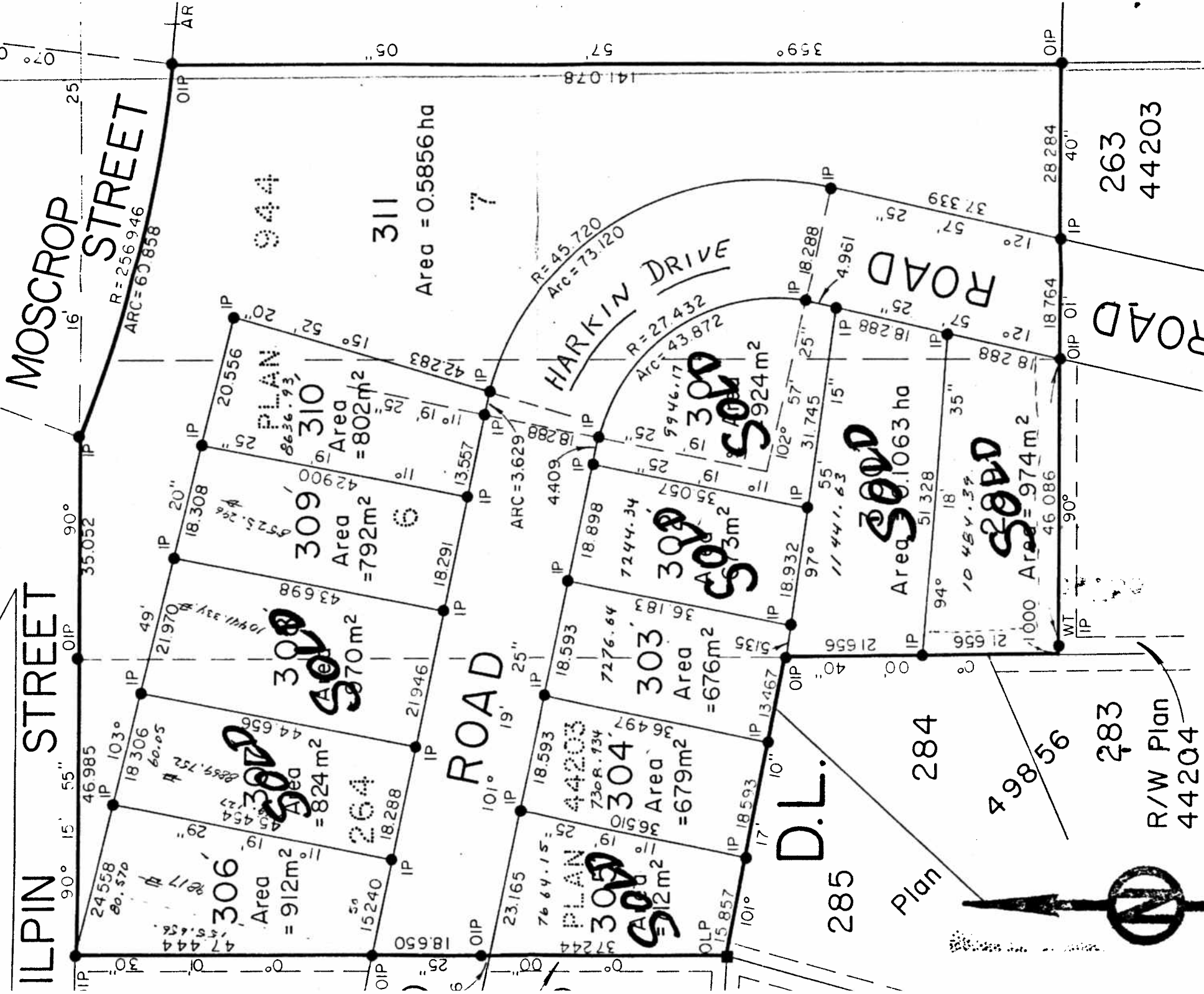
HARKEN DRIVE Sup'd

ITEM	10
MANAGER'S REPORT NO.	53
COUNCIL MEETING	85/08/12

D.L. 72

121

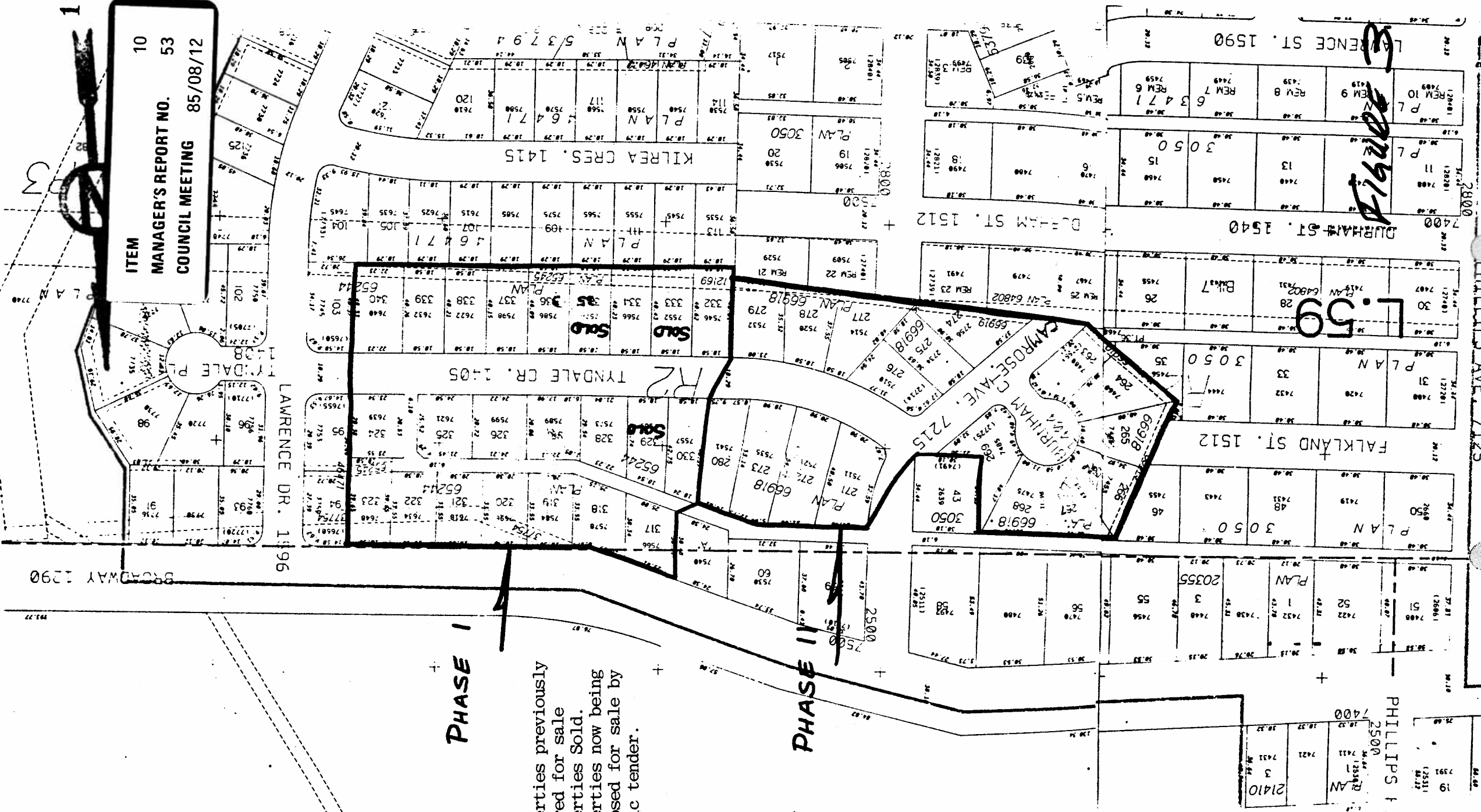
Plan 3059



- 12 Properties previously offered for sale.
- 7 Properties sold.
- 5 Properties now being proposed for sale again by public tender

Figure 1

ITEM 10
MANAGER'S REPORT NO. 53
COUNCIL MEETING 85/08/12



Properties previously offered for sale
Properties Sold.
Properties now being proposed for sale by public tender.

PHASE I

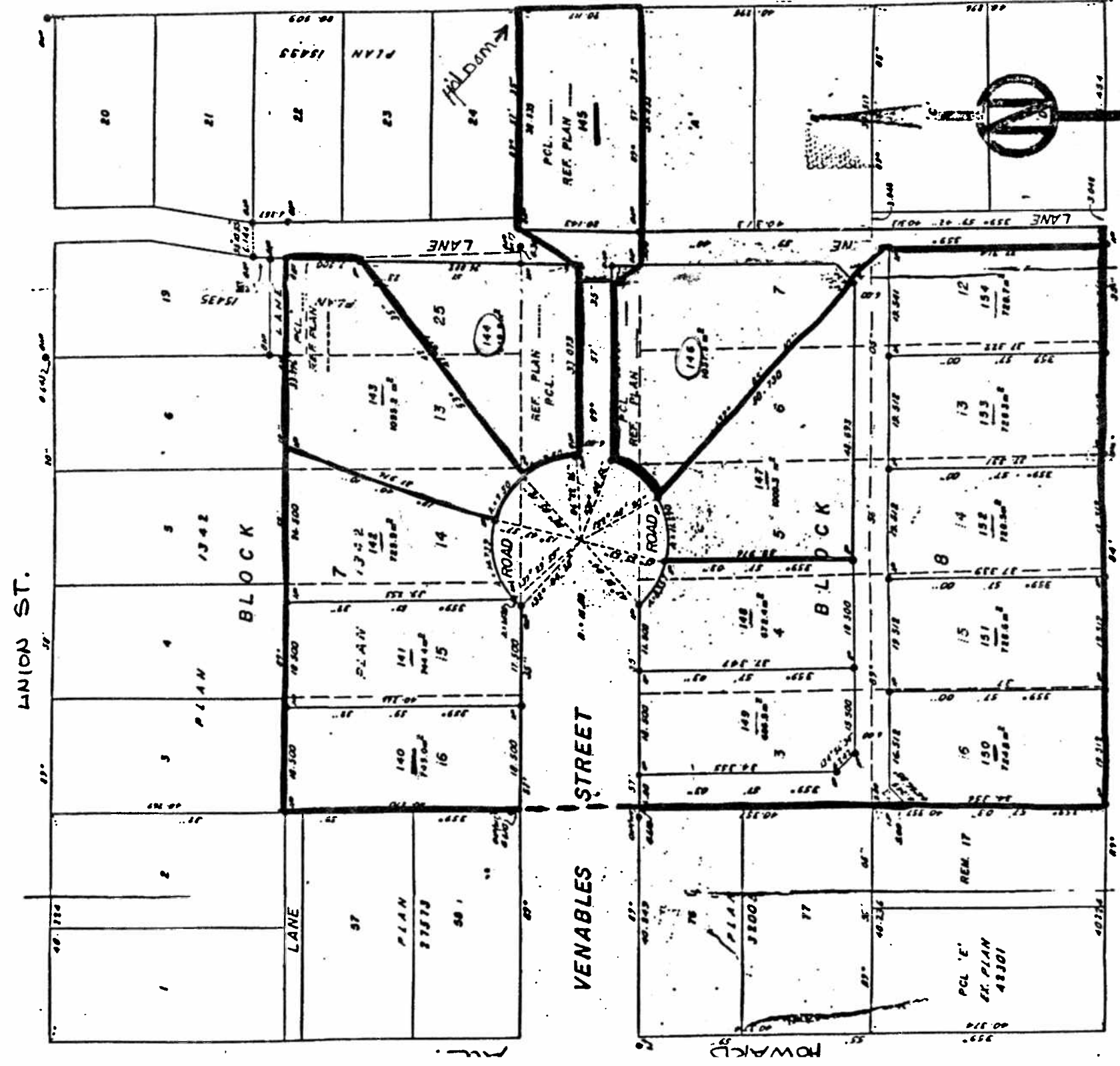
PHASE II

L-59

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ITEM 10
 MANAGER'S REPORT NO. 53
 COUNCIL MEETING 85/08/12

Parker Holdom Sub'D. (Zoned R4)



Lots 144 and 146
 Unavailable For Sale
 Lot 144 is privately owned
 Lot 146 requires fill and
 grading.

Figure 4

BLACK LINE AND LOGO

The Corporation of the District of Burnaby proposes to sell the following R2 and R4 zoned building lots and will accept bids to purchase same until , 1985 at 4.00 p.m.

1. LOTS 303, 304, 306, 309 AND 310, D.L. 33,
GROUP 1, PLAN 64787 N.W.D.
HARKEN DRIVE
Minimum acceptable bid per lot, \$79,500.00.
2. LOTS 266 - 273, D.L. 138, GROUP 1, PLAN 64337, N.W.D.
EDNOR CRESCENT AND PRESTON COURT
Minimum acceptable bid per lot, as follows:
Lots 266 - 269 \$75,000.00
Lots 270 - 273 \$77,000.00
3. LOTS 263 - 272, 274 - 280, 317 - 328, 330, 332, 334,
336 - 340, D.L. 59, GROUP 1, PLAN 65244, N.W.D.
CAMROSE PHASE I AND II
Minimum acceptable bid per lot as follows:
Lots 263 - 273, 280, 324 - 330 \$73,000.00
Lots 274 - 279, 332 - 340 \$72,000.00
Lots 317 - 323 \$70,000.00
4. LOTS 140 - 143, 145, 147 - 149, and 150 - 154
GROUP 1, PLAN 65244, N.W.D.
VENABLES STREET, PARKER STREET AND HOLDOM AVENUE
Minimum acceptable bid per lot as follows:
Lots 140 - 143, 147 - 149 \$80,000.00
Lots 145, 150 - 154 \$73,000.00

These lots are to be sold subject to the existing easements, rights-of-way, and covenants registered in the Land Title Office, New Westminster. Persons wishing to place bids should contact the Legal Department, Burnaby Municipal Hall, 4949 Canada Way, to obtain the necessary bid forms and other information pertaining to the sale, or telephone 294-7315

The Corporation of the District of Burnaby reserves the right to reject any or all bids.