

ITEM 6
MANAGER'S REPORT NO. 37
COUNCIL MEETING 85/05/27

RE: SALE OF MUNICIPAL PROPERTY

HARKEN DRIVE - EDNOR CRESCENT - PRESTON COURT - CAMROSE PHASE I
(1985 April 01, Report No. 25, Item No. 11) & (1985 February 18, Report No. 14, Item No. 7)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

* * * * *

TO: MUNICIPAL MANAGER
MAY 14, 1985

FROM: MUNICIPAL SOLICITOR

SUBJECT: SALE OF MUNICIPAL PROPERTY

- Item 1: LOTS 299, 303, 304, 306, 307, 309 & 310
DISTRICT LOT 33, GROUP 1, PLAN 64787,
N.W.D. - HARKEN DRIVE
- Item 2: LOTS 266, 267, 268 & 269, DISTRICT LOT 138,
GROUP 1, PLAN 64337, N.W.D. - EDNOR CRESCENT
LOTS 270, 271, 272, 273 & 274, DISTRICT LOT 138
GROUP 1, PLAN 64337, N.W.D. - PRESTON COURT
- Item 3: LOTS 317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 332, 333, 334,
335, 336, 337, 338, 339, 340, DISTRICT LOT 59,
GROUP 1, PLAN 65244, N.W.D. - CAMROSE PHASE I

RECOMMENDATION:

1. THAT the subject municipally owned lots be offered for sale by public tender. Conditions of sale are outlined in the following report.

R E P O R T

RE: ITEM 1:

Council at its meeting of February 18, 1985 authorized the sale of municipally owned lots on Harken Drive (Figure #1) attached. As a result of that sale one lot was sold (Item 11, Manager's Report No. 25, April 1, 1985).

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

RE: ITEM 2:

Council at its meeting of February 18, 1985 authorized the sale of municipally owned lots on Ednor Crescent and Preston Court (Figure #2) attached. As a result of that sale one lot was sold (Item 11, Manager's Report No. 25, April 1, 1985).

Sales of Municipal Property
May 14, 1985 Page 2

Staff is still receiving public interest in these lots and hence is of the opinion that the remaining lots be re-advertised with an upset price of \$80,000.00

Sale of these lots are subject to the following:

1. Restrictive covenant - the grantor shall not construct, erect or place any principal building within that 27 metre portion as shown on Figure 3 attached.
2. Restrictive covenant - area reserved for landscape buffer as shown on Figure 3 attached.
3. Easements for sewerage and drainage purposes as shown on Figure 4 attached.

RE: ITEM 3:

Staff requests authorization from Council to proceed with the sale of Phase 1 of the Camrose Residential Subdivision as shown on Figure 5 attached. This subdivision has been fully serviced and ready for sale since January, 1985. It is fairly isolated in terms of residential amenities. Schools and neighbourhood shopping facilities are at least one mile away and both the Loughheed Highway and Broadway are heavily travelled arterial routes. Moreover, traffic noise and a B.C. Hydro right-of-way reduces the desirability of these lots. The standard of the existing housing in the neighbourhood is modest to good quality and ranges in age from twelve years old to new.

Market analysis reveals a very "soft" residential lot market which indicates a move toward reduced lot prices. Lots immediately south of the subject property, on Lawrence Drive, have been for sale with list prices of \$75,000 for approximately 1 1/2 years. The developers have enjoyed only a modicum of success in selling their lots and while they believe the lots would be more realistically priced in the mid sixty thousand dollar range they are reluctant to lower their prices. Their present marketing strategy is to sell developed properties. Ingleside Estates, a new residential subdivision east of Piper Avenue between Loughheed Highway and Government Road have sold in the range of \$55,900 to \$68,000 in the last year. The lots are generally larger than the subject lots but are in a slightly inferior location by virtue of the proximity to the Loughheed Highway. It is, however, closer to schools than the subject subdivision.


After careful consideration and market analysis the Legal Department recommends that lots 317 - 323, which have frontage along Broadway and restrictive covenants pertaining to lane vehicular access and egress only, be placed on the market with an upset price of \$70,000. Lots 324 - 330 are unencumbered inside lots. This department recommends a minimum bid price of \$73,000 for those seven lots. Lots 332 - 340 back onto a B.C. Hydro right-of-way and are also encumbered with a sewer easement. The recommended upset price for these nine lots is \$72,000.

Sales of Municipal Property
May 14, 1985 Page 3

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

1. Restrictive Covenant - the grantor covenants with the grantee not to use the said lands or any part thereof for vehicle access to or from Broadway but instead to obtain south access to and from the said land by way of the lane south thereof and adjacent thereto. Lots affected by this covenant are Lots 317 through 323.
2. Easements for sewer and drainage purposes as shown on Figure 6 attached. Lots affected are Lots 333 through 340 and Lot 323 (Right-of-Way Plan 65245).
3. B.C. Hydro and Power Authority right-of-way through the rear of Lots 332 through 340 as shown on Figure 6 attached.

A copy of the advertisement as it will appear in the Vancouver Sun and Province Newspapers is attached. (Figure 7)


Patricia W. Flieger
MUNICIPAL SOLICITOR

DS:mc
Attach.

c.c. Director Administrative & Community Services
Director Engineering
Director Finance
Director Planning & Building Inspection
Director Recreation & Cultural Services

D.L. 72

Plan 3059

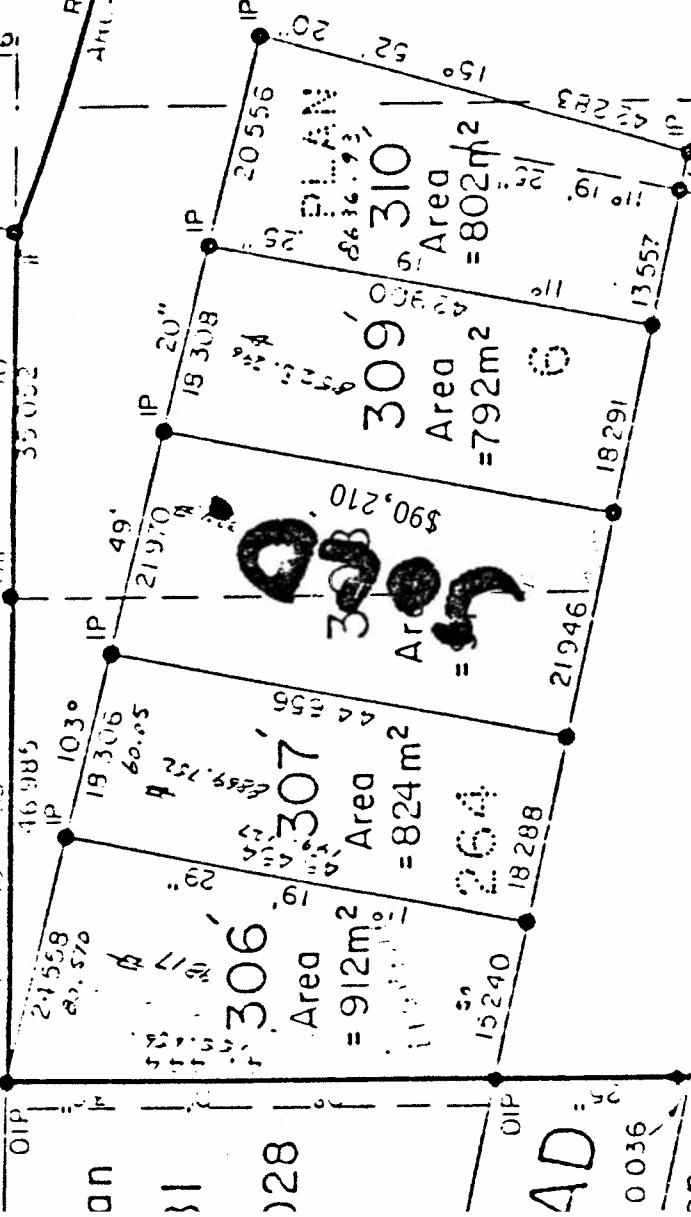
ITEM 6
MANAGER'S REPORT NO. 37
COUNCIL MEETING 85/05/27

GILPIN STREET

MOSCROP STREET

117

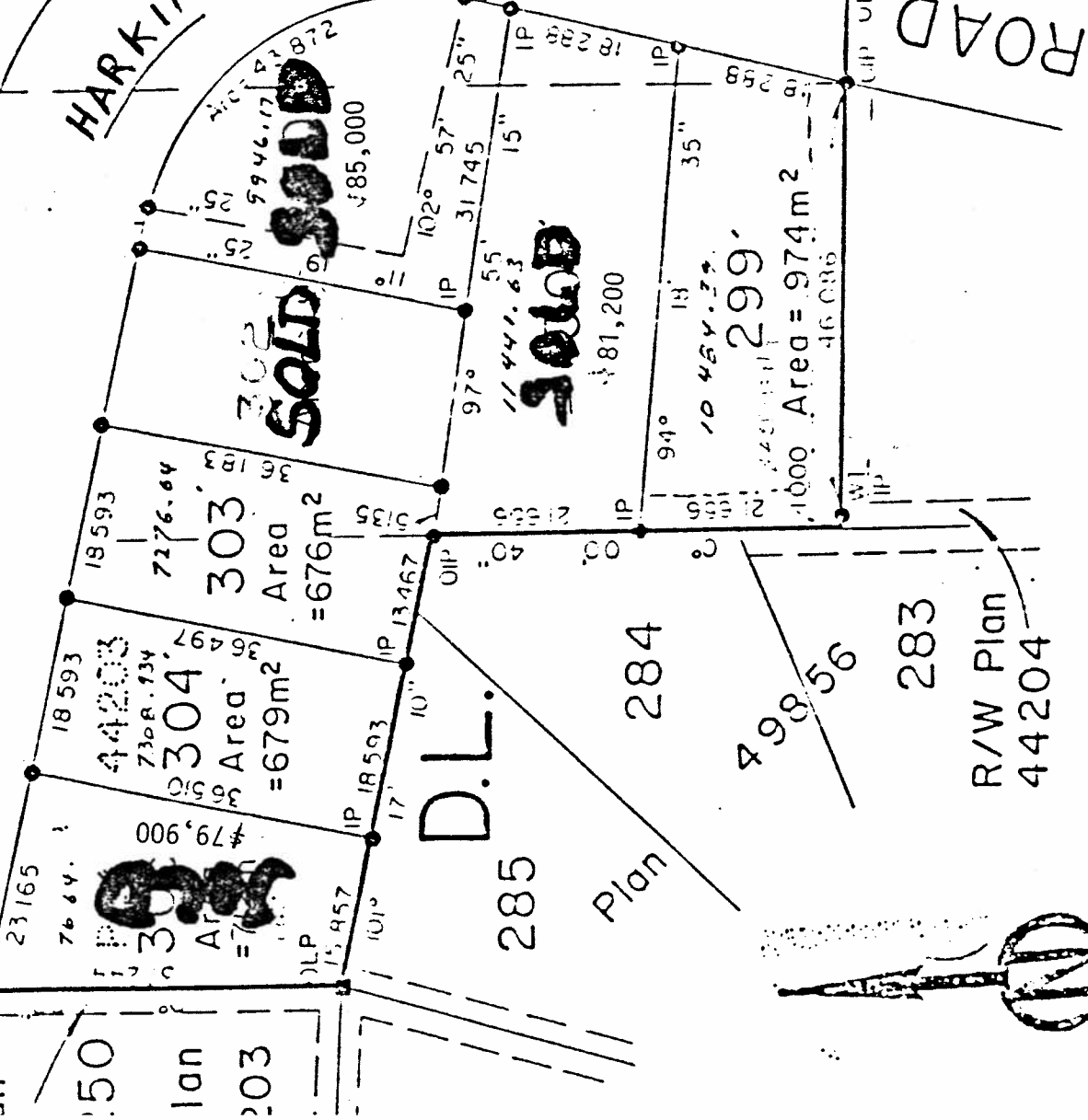
STREET
R.F. 250/416
Area = 0.850



311
Area = 0.5856 ha

7

HARKIN DRIVE



D.L. 285

Plan 284

ROAD

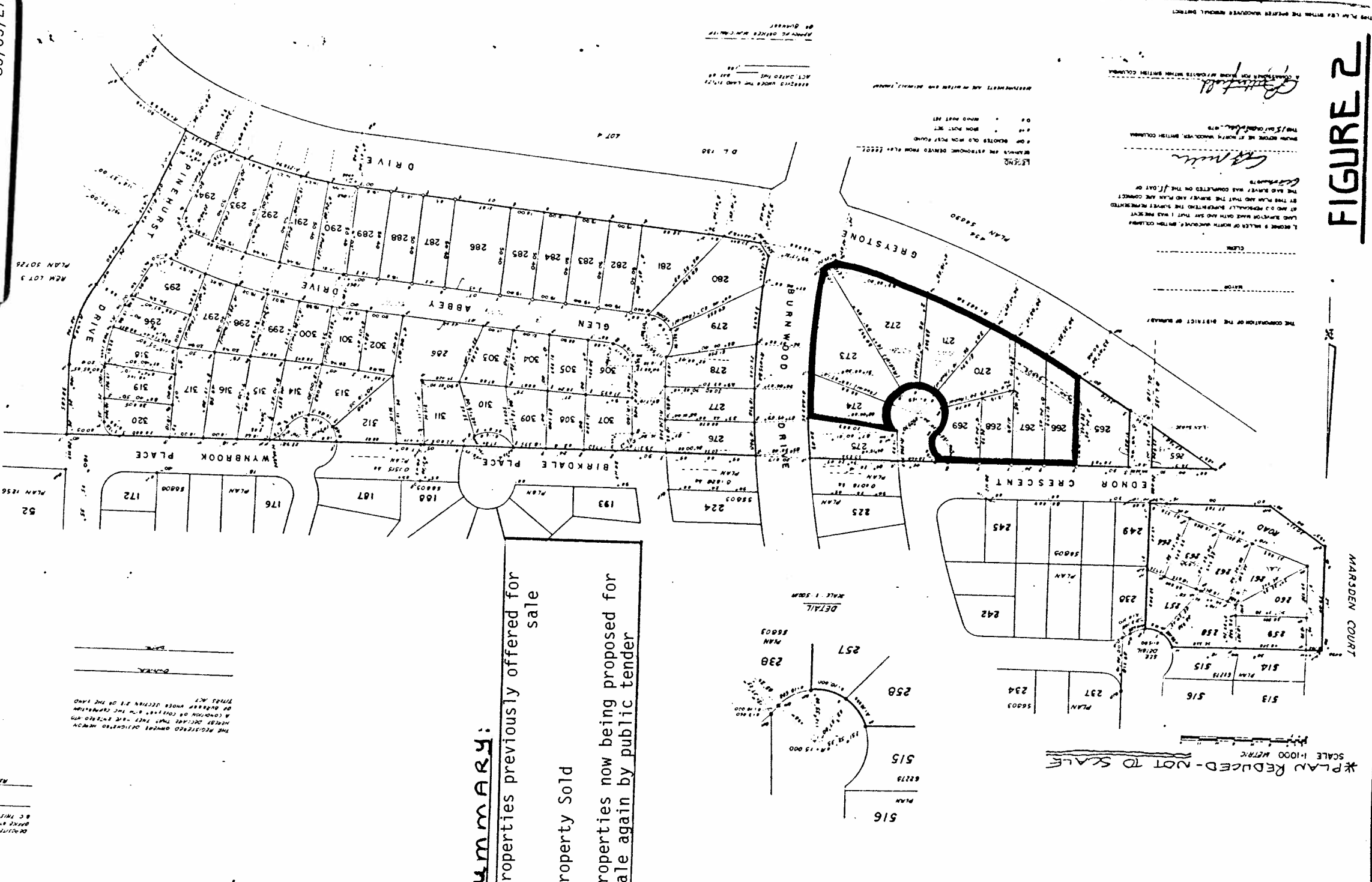
R/W Plan 44204

Figure 1

SUMMARY:

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

ITEM 6
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING 85/05/27



THE REGISTERED OWNER DESIGNATED HERBY
 HEREIN DECLARES THAT HE HAS EXERCISED HIS
 A CONDITION OF CONVEYANCE AND CONVEYANCE
 OF ADDRESS WHOSE ADDRESS IS ON THE LAND
 THIS ACT

LEGEND
 1. BOUNDARY OF NORTH WOODCOVE, WITHIN COLUMBIA
 LAND REVERSION MADE DAILY AND SAY THAT I HAS BEEN
 AT AND 0.2 PERCENTAGE SUBMITTED THE SAME IS REVERTED
 BY THE PLAN AND THAT THE SAME AND PLAN ARE CONNECTED
 THE LAND BOUNDARY HAS COMPLETED ON THE FLOAT OF
 THE PLAN
 2. BOUNDARY OF NORTH WOODCOVE, WITHIN COLUMBIA
 LAND REVERSION MADE DAILY AND SAY THAT I HAS BEEN
 AT AND 0.2 PERCENTAGE SUBMITTED THE SAME IS REVERTED
 BY THE PLAN AND THAT THE SAME AND PLAN ARE CONNECTED
 THE LAND BOUNDARY HAS COMPLETED ON THE FLOAT OF
 THE PLAN
 3. BOUNDARY OF NORTH WOODCOVE, WITHIN COLUMBIA
 LAND REVERSION MADE DAILY AND SAY THAT I HAS BEEN
 AT AND 0.2 PERCENTAGE SUBMITTED THE SAME IS REVERTED
 BY THE PLAN AND THAT THE SAME AND PLAN ARE CONNECTED
 THE LAND BOUNDARY HAS COMPLETED ON THE FLOAT OF
 THE PLAN

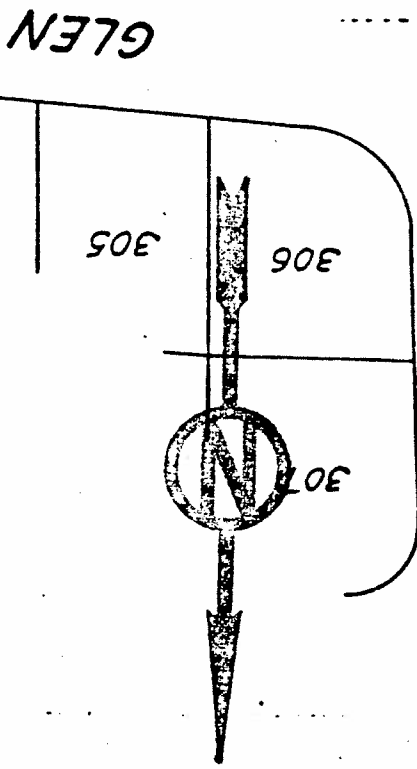
SUMMARY:

- 10 Properties previously offered for sale
- 1 Property Sold
- 9 Properties now being proposed for sale again by public tender

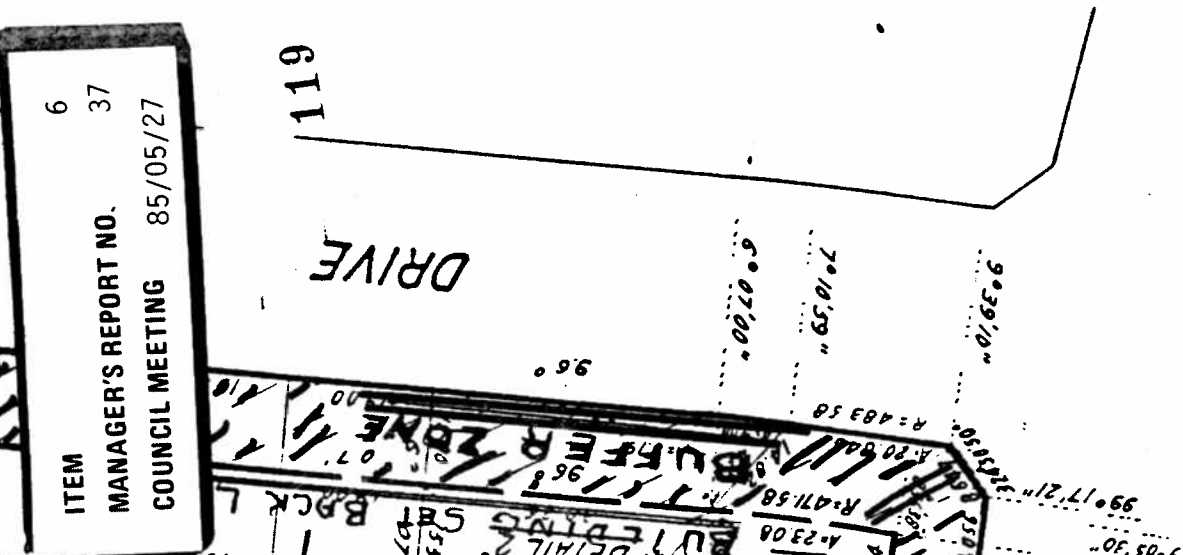
SECTION PLAN OF LOT 2 AND PART OF LOT 3, D.L. 137 AND 138, G.P. 1, PLAN 50726, N.W.D.
 & ALL OF LOT 486, D.L. 135, G.P. 1, PLAN 56608, N.W.D. AND LOT 433, D.L. 135, G.P. 1, PLAN 54890, N.W.D.

FIGURE 2

ITEM 6
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING 85/05/27



284
 283
 282
 281
 280
 279
 278
 277
 276



305
 306
 307

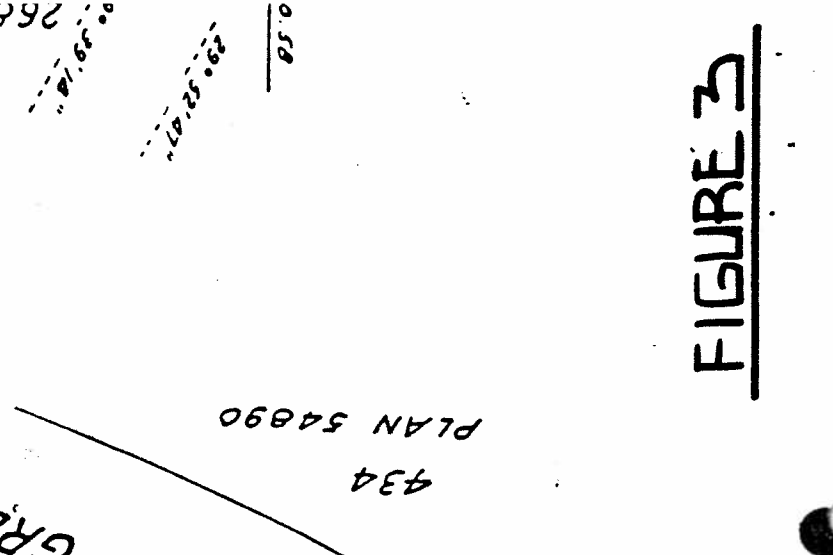
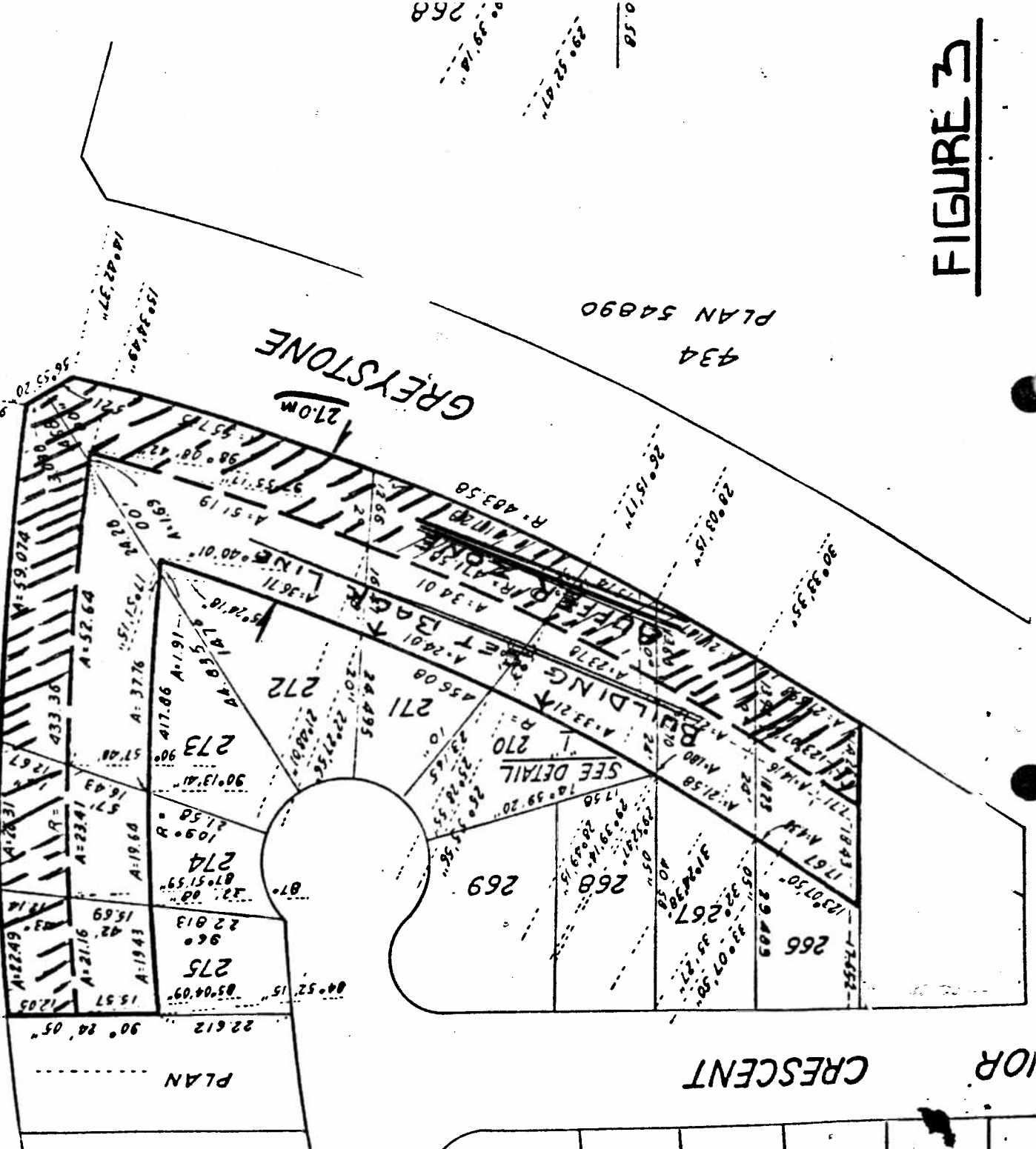
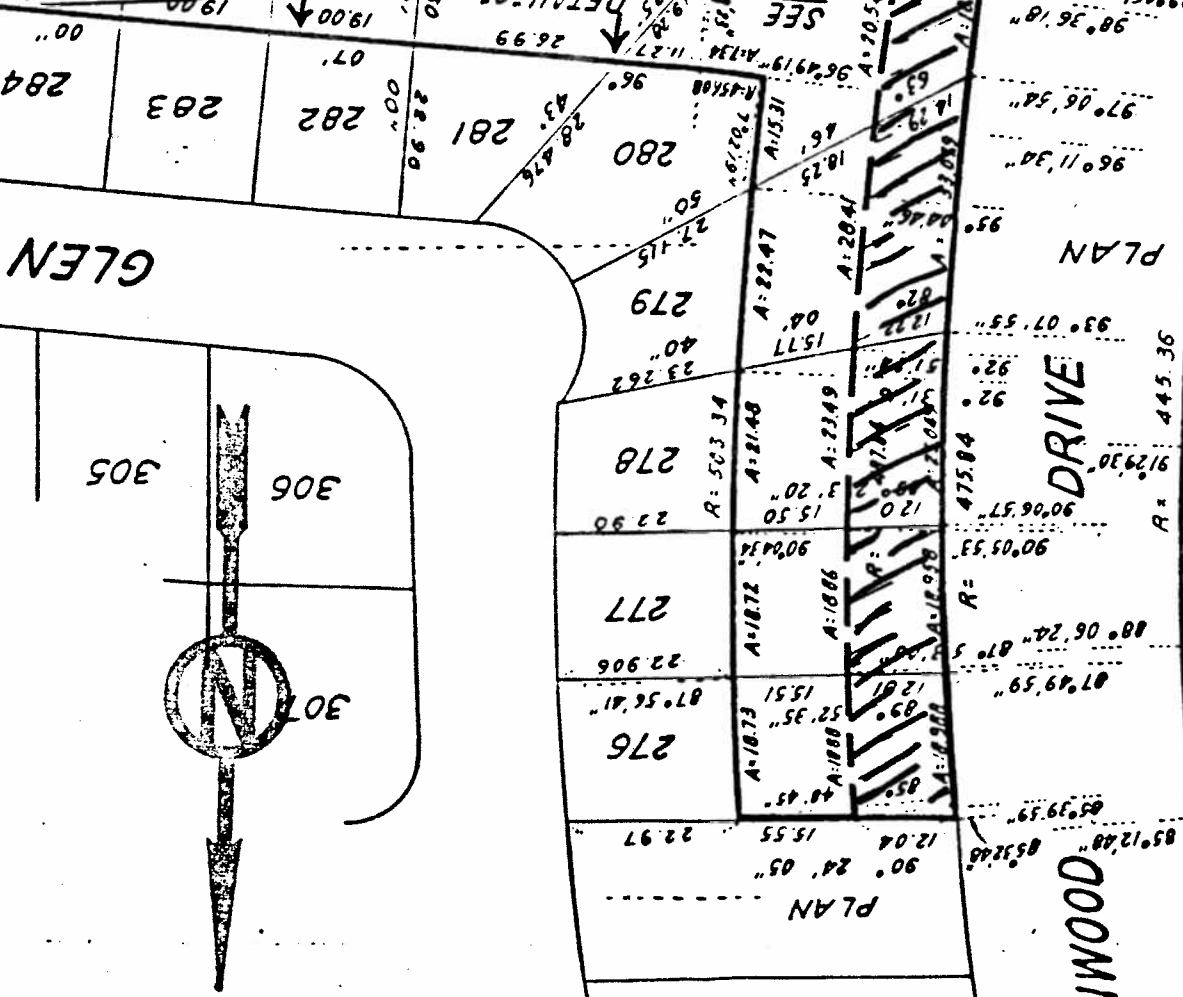
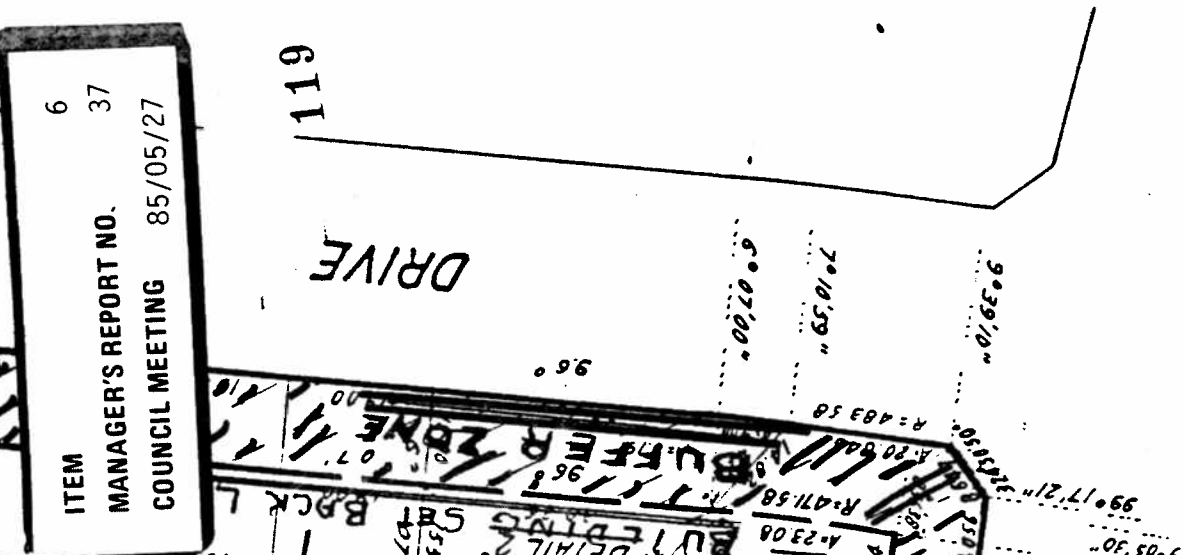


FIGURE 3

434
 PLAN 54890

IOR CRESCENT

240
 241
 242
 243
 244

ITEM
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING 37
 85/05/27

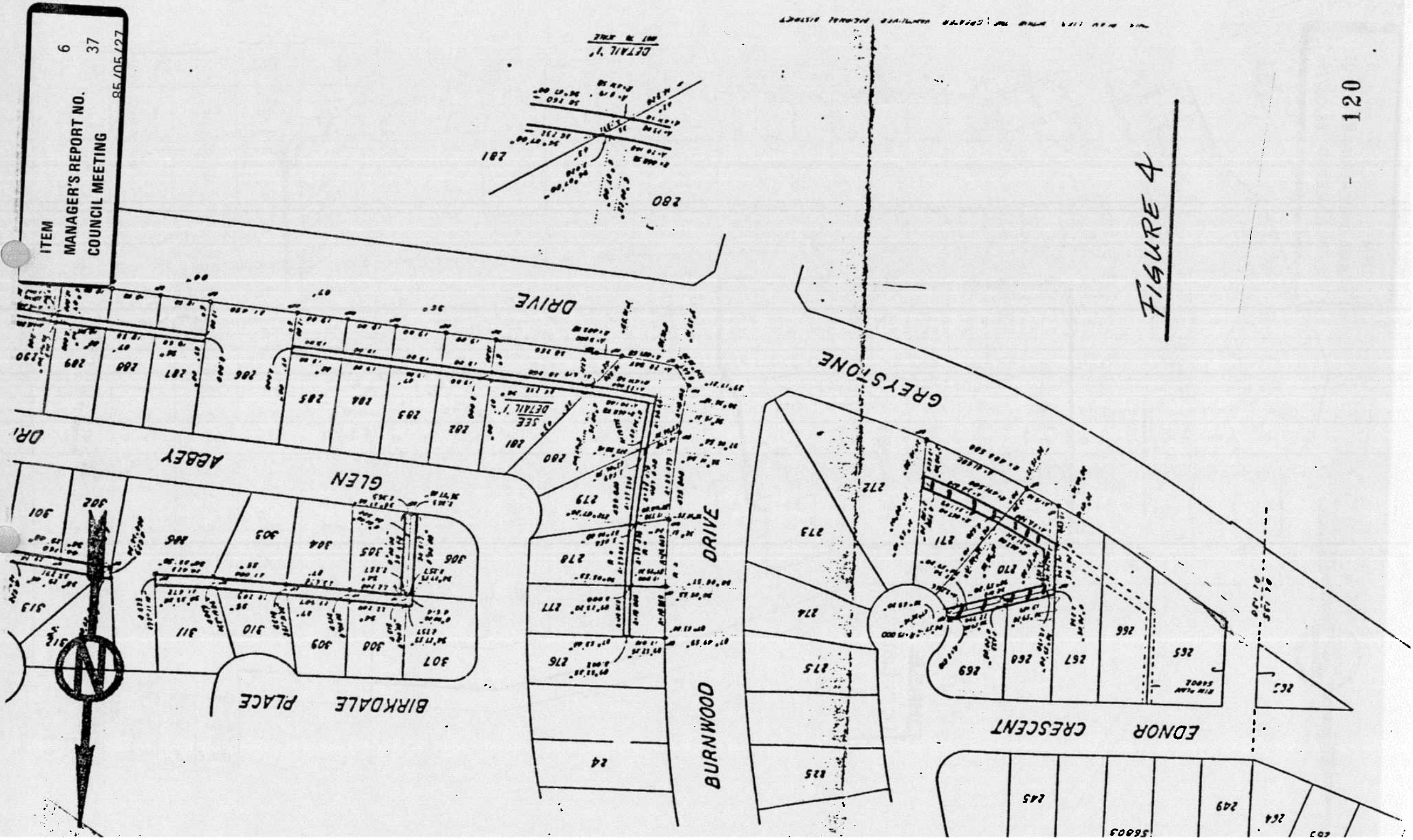


FIGURE 4

ITEM 6
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING 85/05/27

121

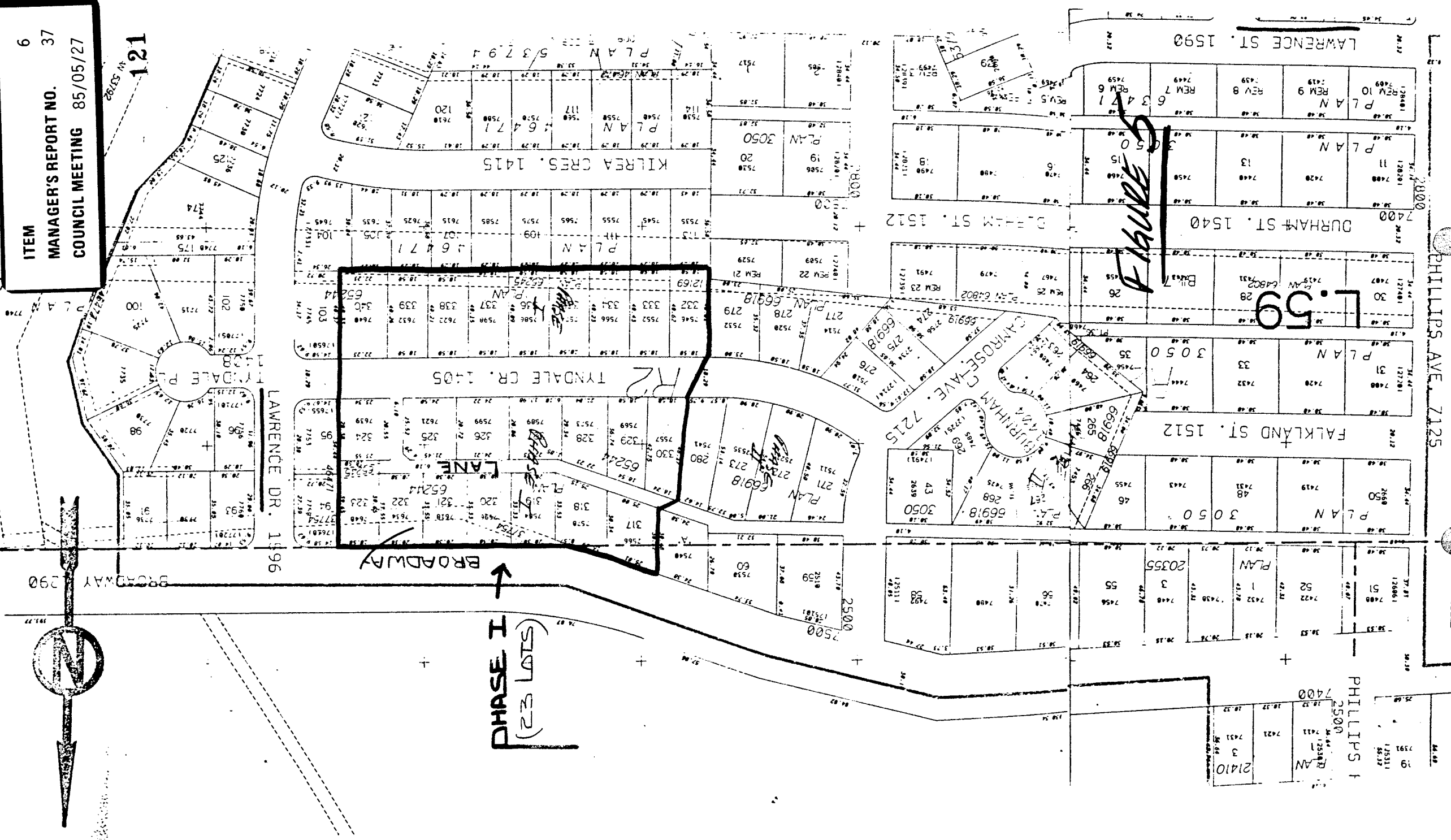


Figure 5

L.59

PHASE I
 (23 LOTS)



LAWRENCE DR. 1996

BROADWAY

TYNDALE CR. 1405

KILREA CRES. 1415

CAMROSE AVE. 7215
 DURHAM ST. 1512

FALKLAND ST. 1512

DURHAM ST. 1540

LAWRENCE ST. 1590

PHILLIPS AVE. 7125

PHILLIPS I

PLAN 2140
 2141
 2142
 2143

PLAN 20355
 1
 2
 3

PLAN 51
 52

PLAN 3050
 48
 49

PLAN 31
 32
 33

PLAN 28
 29
 30

PLAN 11
 12
 13

PLAN 6
 7
 8
 9
 10

PLAN 2500
 54
 55
 56

PLAN 3050
 269
 270

PLAN 278
 279

PLAN 271
 272
 273

PLAN 3050
 19
 20

PLAN 114
 115
 116
 117

PLAN 53791
 118
 119
 120

PLAN 64802

21

R/W

PLAN

Figure 6

NORTHERLY LIMIT
R/W PLAN 12169

LANE

40

FALKLAND STREET

331

41

LANE

60305
DL BDY

REF PLAN
"A"

15912

317

LANE

318

319

320

321

322

323

94

46471

LANE

D.L.

326
59

325

324

LANE

6096

ROAD

PLAN

332

333

334

335

336

337

338

339

340

340

340

127

108

109

110

111

112

113

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

88

87

86

85

84

83

82

81

80

79

78

77

MANAGER'S REPORT NO.
COUNCIL MEETING
ITEM

TYNDAL
CRESCENT

37

9

72

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

88

87

86

85

84

83

MANAGER'S REPORT NO.
COUNCIL MEETING
ITEM

TYNDAL
CRESCENT

37

9

72

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

88

87

86

85

84

83

BLACK LINE AND LOGO

The Corporation of the District of Burnaby proposes to sell the following properties and will accept bids to purchase same until 1985 at 4.00 p.m.

LOTS 299, 303, 304, 306, 307, 309 & 310, DISTRICT LOT 33, GROUP 1, PLAN 64787, N.W.D. - HARKEN DRIVE
 Subject to existing registered easements.
 Zoning R-4
 Minimum acceptable bid per lot - \$79,500

LOTS 266, 267, 268 & 269, DISTRICT LOT 138, GROUP 1, PLAN 64337, N.W.D. - EDNOR CRESCENT
 LOTS 270, 271, 272, 273 & 274, DISTRICT LOT 138, GROUP 1, PLAN 64337, N.W.D. - PRESTON COURT
 Subject to existing registered easements.
 Zoning R-2
 Minimum acceptable bid per lot, \$80,000

LOTS 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 332, 333, 334, 335, 336, 337, 338, 339 & 340, DISTRICT LOT 59, GROUP 1, PLAN 65244, N.W.D.
 CAMROSE PHASE I
 Zoning R-2
 Minimum acceptable bid per lot is as follows:

LOTS	317 - 323	\$70,000
LOTS	324 - 330	73,000
LOTS	332 - 340	72,000

These lots are to be sold subject to the existing easements, rights of ways, 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 reserved the right to reject any or all bids.