

Re: 1986 MUNICIPAL SUBDIVISION PROGRAM  
 ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER  
 SUBDIVISION REFERENCE #14/86 - CAMROSE PHASE III  
 OFFER TO PURCHASE MUNICIPAL LAND (LEIPERT)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 OCTOBER 28

FROM: APPROVING OFFICER

RE: 1986 MUNICIPAL SUBDIVISION PROGRAM  
 ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER  
 SUBDIVISION REFERENCE #14/86 - CAMROSE PHASE III  
 OFFER TO PURCHASE MUNICIPAL LAND (LEIPERT)

RECOMMENDATION:

1. THAT Council authorize the sale of a 19.5 m<sup>2</sup> strip of municipal land to the owner of 7475 Kilrea Crescent (Lot 237, D.L. 59, Plan 53794) subject to the conditions outlined in this report.

REPORT

1.0 BACKGROUND

Council, on 1986 April 07, authorized the advancement for servicing of the subject municipal subdivision and subsequent sale of the proposed lots by public tender (see attached Sketch #1).

Servicing will commence once engineering design drawings and legal survey plans have been finalized, and negotiations with B.C. Hydro concluded.

The Municipal Solicitor has recently received a request by the owners of 7475 Kilrea Crescent to purchase a small strip of municipal land involved in the subject subdivision for consolidation with their lot in order to attain sufficient clearance between the chimney and the north property line to allow for vehicular access to the rear portion of their lot.

After reviewing the various options proposed by the owners, the Planning & Building Inspection Department, at the request of the Municipal Solicitor, indicated that support could be given for the sale of a strip of land (0.0 m at the rear widening to 0.78 m at the front for a total of 19.5 m<sup>2</sup>). As can be noted on the attached preliminary survey plan (Sketch #2), the removal of this small strip of land from the municipal subdivision does not adversely affect the proposed lots.

ITEM	9
MANAGER'S REPORT NO.	66
COUNCIL MEETING	86/11/03

2.0 CURRENT SITUATION

The Municipal Solicitor has advised the owners of 7475 Kilrea Crescent that the sale of this 19.5 m<sup>2</sup> strip of land would be dependent upon completion of the following conditions:

1. Consolidation of the 19.5 m<sup>2</sup> area with 7475 Kilrea Crescent.
2. Payment of compensation to the Corporation in the amount of \$420.00 for the 19.5 m<sup>2</sup> area (\$21.50/m<sup>2</sup>).

In order to estimate the value of this strip, the Legal Department considered those properties that have recently sold in the Camrose subdivision that are marginally larger than others. They report that in most instances, lots that are larger in area by up to 50 m<sup>2</sup> do not bring substantially higher prices in the market place. This is substantiated by analysis of other subdivisions and lot sales, both municipal and private. They have concluded that such a strip would increase the value of the property only nominally and consider, therefore, that it is reasonable to sell the 19.5 m<sup>2</sup> strip for the nominal amount of \$420.00.

3. Payment of all legal and survey costs by the purchaser in the amount of \$996.00. The consolidation of the 19.5 m<sup>2</sup> strip with 7475 Kilrea Crescent will be included on the overall subdivision plan currently under preparation by the Municipality.

The Legal Department has received the owners' written concurrence with the above conditions.



A.L. PARR,  
APPROVING OFFICER

CMM:ad  
Atts.

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



ITEM 9  
 MANAGER'S REPORT NO. 66  
 COUNCIL MEETING 86/11/03

Date REVISÉD  
 1986 MAY

Scale 1:2000 M

Drawn By C.M.M.



Burnaby Planning Department

S.D. REF. # 14/86

CAMROSE PHASE III

ZONING: R2

NOTE: 1. LOT 15 TO REMAIN UNDEVELOPED (HYDRO RW)

SKETCH # 1

120

