

ITEM 14
MANAGER'S REPORT NO. 31
COUNCIL MEETING 86/05/05

RE: SALE OF FORMER ROAD ALLOWANCE
SPRINGER AVENUE SOUTH OF DOUGLAS ROAD
LOT "F", BLK 8, DL 125, PLAN 14404 AND PART OF REFERENCE PLAN WITH BY-LAW FILED
38453 OF LOT "D", BLK 8, DL 125, PLAN 3436

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 APRIL 30

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

RE: SALE OF FORMER ROAD ALLOWANCE
SPRINGER AVENUE SOUTH OF DOUGLAS ROAD
LOT "F", BLK. 8, D.L. 125, PLAN 14404 AND PART OF REFERENCE PLAN
WITH BY-LAW FILED 38453 OF LOT "D", BLK. 8, D.L. 125, PLAN 3436

RECOMMENDATION:

1. THAT Lot "F", Blk. 8, D.L. 125, Plan 14404 and Part of Reference Plan with Bylaw filed 38453 of Lot "D", Blk. 8, D.L. 125, Plan 3436 be offered for sale by public tender subject to the conditions outlined in this report.
2. THAT Council authorize the preparation and registration of consolidation plans for the municipal lands by the Engineering Department.

REPORT

1.0 SUMMARY/INTRODUCTION

Council, on 1982 January 25, authorized staff to proceed with the implementation of certain items which would result in the sale and consolidation of the former Springer Avenue road allowance and a portion of the Roy Street road allowance with the adjacent privately-owned Lot 35 to the west (see attached Sketch #1) and the dedication of widening from Lot 35 for Douglas Road.

On 1982 April 05, Council further authorized the preparation and introduction of a Highway Exchange By-law involving only the Roy Street road allowance and authorized the repeal of Items 3 and 6 from Burnaby Road Acquisition and Dedication By-law No. 1, 1954 for the Springer Avenue road allowance (because said road allowance had already been acquired by the Municipality through a road acquisition and dedication by-law and Title held by Burnaby). These sections were then repealed which had the effect of removing the road designation from these parcels.

Council, on 1983 May 24, authorized the elimination of the former Springer Avenue road allowance from the overall preceding property transaction because of financial difficulties which arose on behalf of the owner of Lot 35 at that time. Consequently, the Springer lands were held by the Municipality for future sale, either to the owner of Lot 35 for future expansion, or to a third party for independent industrial development under the existing M2 General Industrial zoning district. Roy Street was then closed and consolidated with Lot 35, road widening obtained for Douglas Road and a newly consolidated site (Pcl. 110, D.L. 125, Plan 66322) created (see attached Sketch #2).

2.0 CURRENT SITUATION

We have recently received an offer from the new owners of Pcl. 110 for the purchase of the former Springer Avenue road allowance.

The Municipal Solicitor has prepared an appraisal of the Springer lands and has recommended a minimum value of \$5.50 per square foot (an estimated total of \$235,000.00 for an area of approximately 42,820 square feet) (dimension and area to be confirmed by survey).

We would recommend that the subject lands be offered for sale by public tender subject to consolidation of the north and south portions of the municipal property into one site.

A further report will be submitted to Council for consideration of bids received at the close of the tender.

CMM:ad
Atts.

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



A.L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

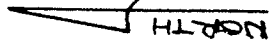
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SPRINGER AVE. ROAD ALLOWANCE WHICH HAS BEEN CLOSED AND WHICH WILL BE RETAINED BY MUNICIPALITY FOR FUTURE DISPOSITION.

ROY STREET ROAD ALLOWANCE WHICH IS TO BE CLOSED VIA HIGHWAY EXCHANGE AND CONSOLIDATED WITH LOT 35, PLAN 29746

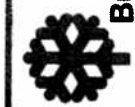
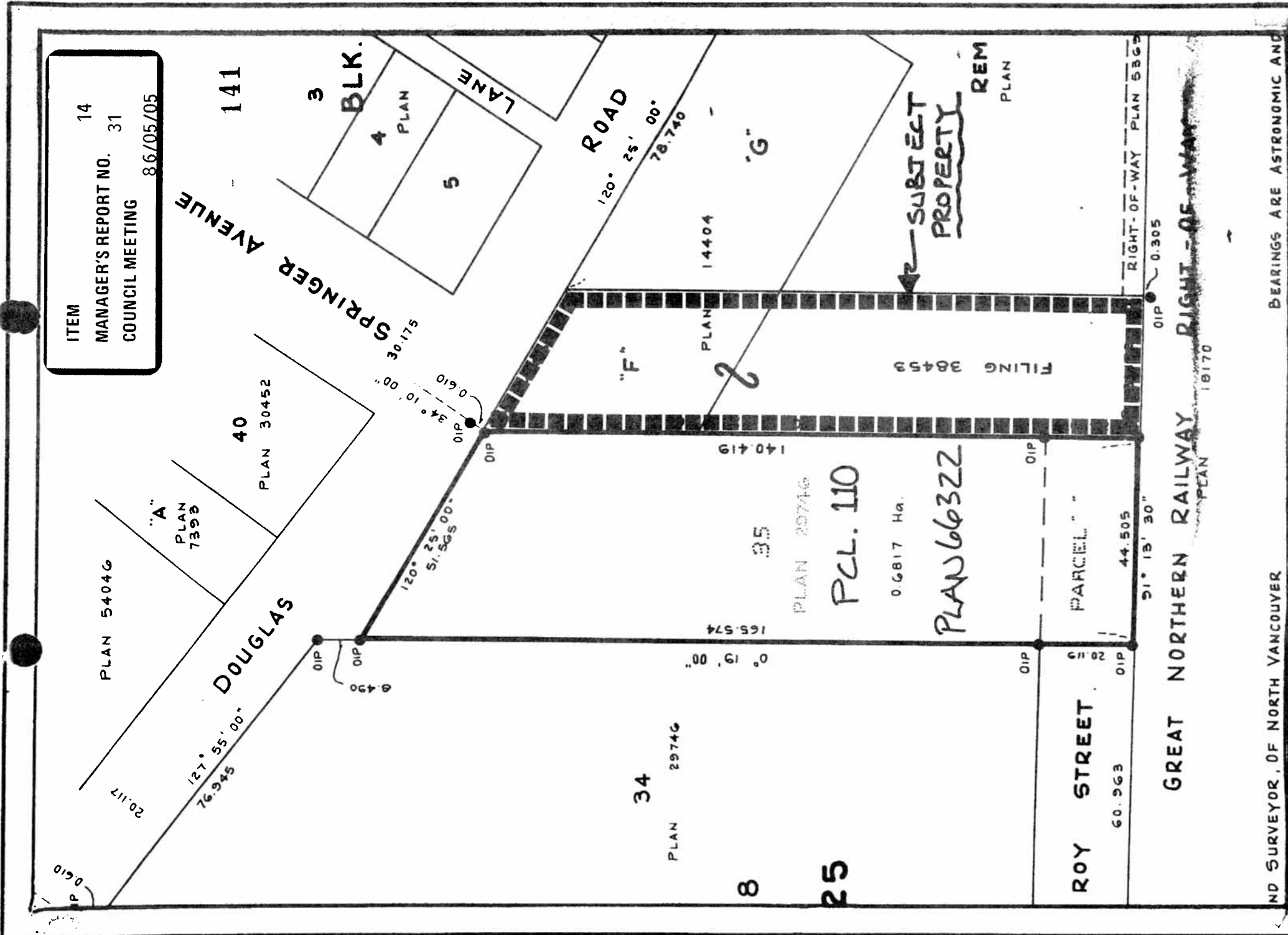
DOUGLAS ROAD WIDENING WHICH IS TO BE DEDICATED VIA HIGHWAY EXCHANGE.



1" = 200' PB
 1983 APR. 13

SKEETCH #1

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SKETCH #2

Burnaby Planning Department

Date	1986 APRIL
Scale	1:1000M
Drawn By	C.M.M.

FORMER ROAD ALLOWANCE
SPRINGER AVE. SOUTH OF DOUGLAS RD.

R.C. REF. # 2476
 D.L. 125

ZONING: M2