

ITEM 5  
MANAGER'S REPORT NO. 13  
COUNCIL MEETING 87/02/23

RE: SALE OF MUNICIPAL PROPERTY  
LAKEFIELD SUBDIVISION/CAMROSE SUBDIVISION/MARSDEN COURT SUBDIVISION/  
PARKER-HOLDOM SUBDIVISION AND GRASSMERE-SUSSEX SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER FEBRUARY 17, 1986

FROM: MUNICIPAL SOLICITOR

SUBJECT: SALE OF MUNICIPAL PROPERTY

ITEM 1: Lots 7, 8, 10, 11, 13, 16, 18, 28, 38, 46, 48, 49, 53  
and 65, District Lots 87, 89 and 90, Group 1, Plan  
69981, N.W.D. and Lot 382, D.L. 87, Group 1, Plan  
46772, N.W.D.  
Lakefield Subdivision

ITEM 2: Lots 317, 323, District Lot 59, Group 1,  
Plan 65244, N.W.D.  
Camrose Subdivision

ITEM 3: Lot 264, District Lot 135, Group 1,  
Plan 64337, N.W.D.  
Marsden Court Subdivision

ITEM 4: Lot 146, District Lot 127, Group 1, Plan 68791,  
N.W.D.  
Parker/Holdom Subdivision

ITEM 5: Lots A - G, District Lot 33, Group 1, Plan 71254,  
N.W.D.  
Grassmere/Sussex Subdivision

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RECOMMENDATION:

1. THAT the highest bid for each of the lots indicated be accepted.
2. THAT the remaining lots be re-advertised for sale immediately.
3. THAT the highest bids received for Lots 7, 8, 10, 11 and 13, District Lot 87, Group 1, Plan 66981, New Westminster District (Lakefield Subdivision) be accepted subject to amendment of zoning from P3 to R2 in accordance with Item 6, Manager's Report No. 11, 87/02/16.

R E P O R T

On November 17, 1986, Item 16, Manager's Report No. 68 and on January 26, 1987, Item 10, Manager's Report No. 6, Council approved the sale by public tender of the subject list of lots, plans attached.

These lots were advertised as follows:

Vancouver Sun Newspaper

Friday	January 30, 1987
Saturday	January 31, 1987
Friday	February 6, 1987
Saturday	February 7, 1987

The Province Newspaper

Friday	January 30, 1987
Sunday	February 1, 1987
Friday	February 6, 1987
Sunday	February 8, 1987

Bids closed on Friday, February 13, 1987 at 4:00 p.m. and were opened in public at 9:00 a.m. on Monday, February 16, 1987. The following bids were received.

ITEM 1: LAKEFIELD SUBDIVISION

<u>Lot No.</u>	<u>Name</u>	<u>Bid No.</u>	<u>Upset Price</u>	<u>Bid</u>
7	Bates	41	\$65,000	\$65,711.11*
8	Dawson	28	65,000	66,911.00*
10	Bhatia	37	68,000	68,600.00*
11	Noordam	4	70,000	70,101.00*
13	Milne	1	78,000	80,106.29*
16	Doig	22	78,000	78,250.00*
18	Hadani	3	80,000	80,250.00
18	Gosse	39	80,000	81,600.00*
28	Western Framing	20	85,000	86,600.00*
38	Datu	38	83,000	83,600.00
38	Loverin	36	83,000	84,000.00*
46	Tempo Development	21	80,000	81,084.35*
48	Demkiw	34	78,000	78,769.03*
49	Dutzi	35	78,000	79,000.05*
53	Johnson	10	83,000	83,300.00*
65	Demkiw	33	75,000	77,362.07*
382	Koehn	8	80,000	80,210.00*

\* Highest bids received

Dollar value of highest bids

\$1,161,604.90

Average dollar value of highest bids

\$ 77,440.32

Note: Rezoning Reference 10/87

It is recommended that offers to purchase Lots 7, 8, 10, 11 and 13 of the Lakefield Subdivision be accepted by Council subject to the rezoning of these lots from P3 to R2 as outlined in Item 6, Manager's Report No. 11, as received by Council on February 16, 1987. It is expected that the amended zoning be in place around March 31, 1987 at which time the purchase of these lots may complete.

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**ITEM 2: CAMROSE SUBDIVISION**

<u>Lot No.</u>	<u>Name</u>	<u>Bid No.</u>	<u>Upset Price</u>	<u>Bid</u>
317	Chan	30	\$72,000	\$72,000.00
323	Chan	31	72,000	72,000.00

**ITEM 3: MARSDEN COURT SUBDIVISION**

<u>Lot No.</u>	<u>Name</u>	<u>Bid No.</u>	<u>Upset Price</u>	<u>Bid</u>
264	Demkiw	32	\$70,000	\$75,361.80*
264	Sam	40	70,000	71,255.00

**ITEM 4: PARKER/HOLDOM SUBDIVISION**

<u>Lot No.</u>	<u>Name</u>	<u>Bid No.</u>	<u>Upset Price</u>	<u>Bid</u>
146	Sousa	11	\$75,000	\$80,100.00*
146	Lam	26	75,000	78,100.00

**ITEM 5: GRASSMERE/SUSSEX SUBDIVISION**

<u>Lot No.</u>	<u>Name</u>	<u>Bid No.</u>	<u>Upset Price</u>	<u>Bid</u>
A	Farina	18	\$80,000	\$82,000.00
A	Ali	19	80,000	85,101.00*
B	Blackwell	7	80,000	83,010.00
B	Wong	25	80,000	84,266.00*
B	Main	29	80,000	80,001.00
C	Taylor	6	80,000	86,100.00*
C	Durante	24	80,000	80,150.00
C	Peloso	42	80,000	83,035.00
D	Zlomisllic	16	80,000	85,550.00*
D	Durante	23	80,000	80,250.00
E	McLean	2	80,000	84,000.00
E	Oliver	9	80,000	86,101.00
E	Zlomisllic	15	80,000	87,701.00*
F	Chaulan	12	85,000	95,001.99*
F	Chow	13	85,000	87,105.00
F	Testani	17	85,000	88,120.00
G	Sherman	5	85,000	91,010.00
G	Cheng	14	85,000	86,505.00
G	Hurtubise	27	85,000	102,935.00*

\* Highest bid received

Dollar Value of Highest Bids

\$ 626,654.99

Average Dollar Value of Highest Bids

\$ 89,522.00

**BID SUMMARY**

Total dollar value of all highest bids

\$2,087,721.69

Total number of bids received

43

Total number of highest residential bids

26

Average dollar value of highest bids

\$ 80,296.99



**UBDIVISION PLAN OF PART OF BLOCK A, PLAN 4317, D.L. 89 AND  
 PART OF LOT 313, PLAN 40695, D.L.'S 87, 89 AND 90, ALL  
 ROUP I, NEW WESTMINSTER DISTRICT**

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**LAKEFIELD SUBDIVISION**

SCALE 1:1000



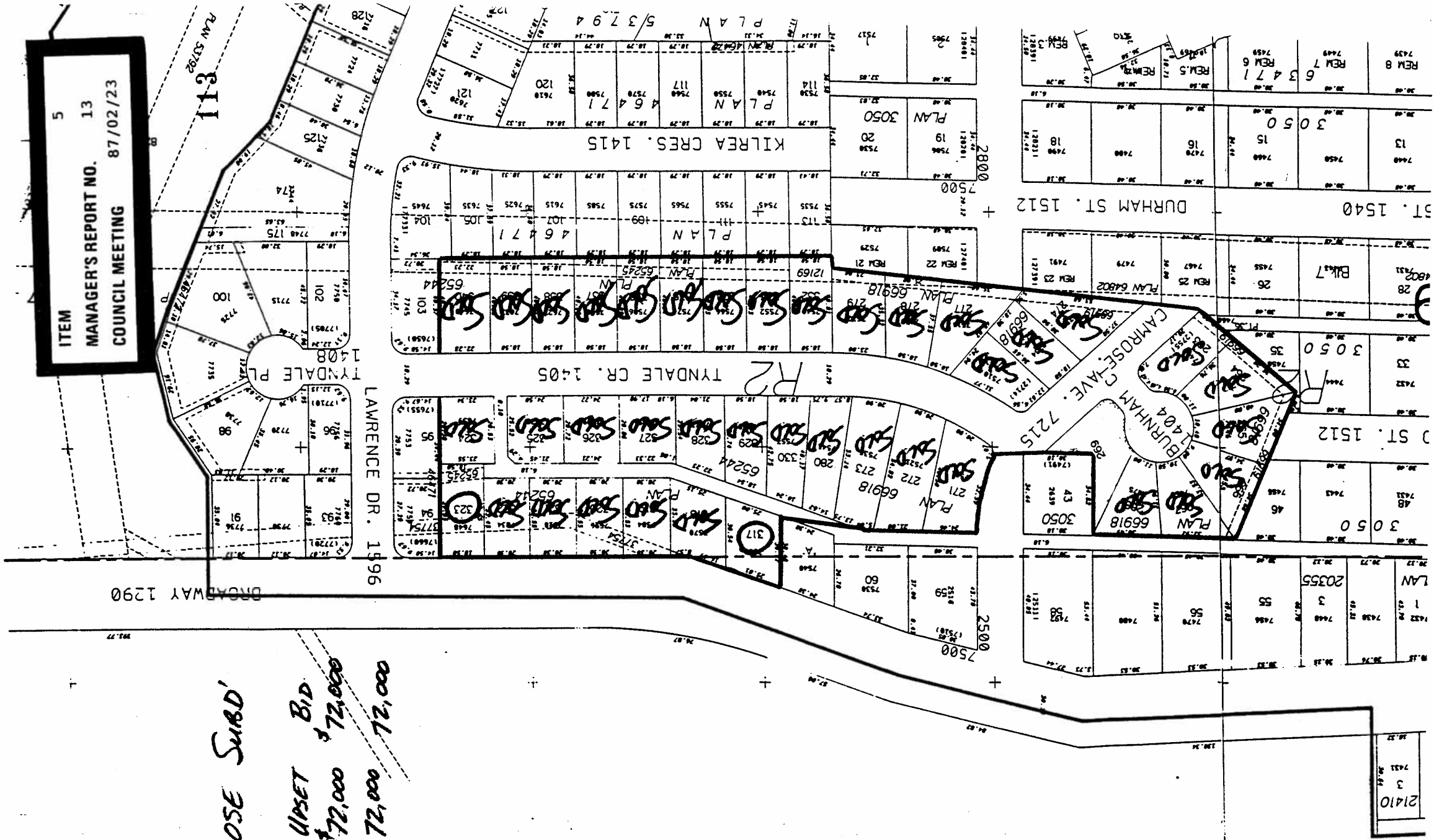
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 TRONOMIC BEARINGS DERIVED FROM PLAN 40695  
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 P. CON DENOTES CONCRETE POST SET  
 I.P. DENOTES IRON POST SET  
 CURVES AND CUL DE SACS ALL LOT BOUNDARIES  
 F. RADIAL UNLESS DESIGNATED OTHERWISE



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*CAMROSE SUBD*

Lot No. UPSET BID  
 317 \$72,000 \$72,000  
 323 72,000 72,000

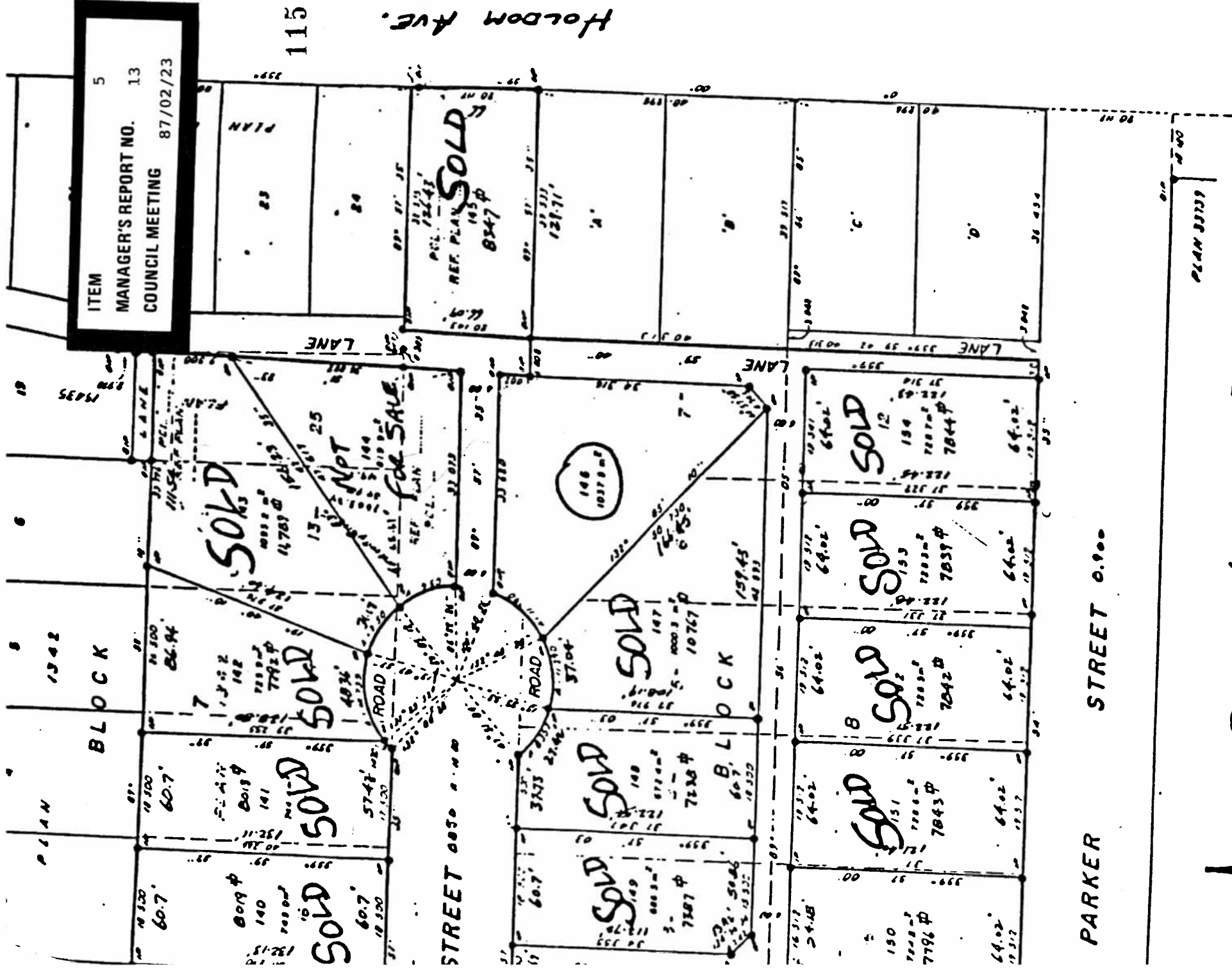


21410  
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*Camrose Subd  
 Item 2*

*ZZ*



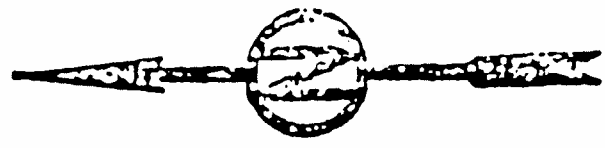


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115

HOLDOM AVE.

PARKER STREET 0.900

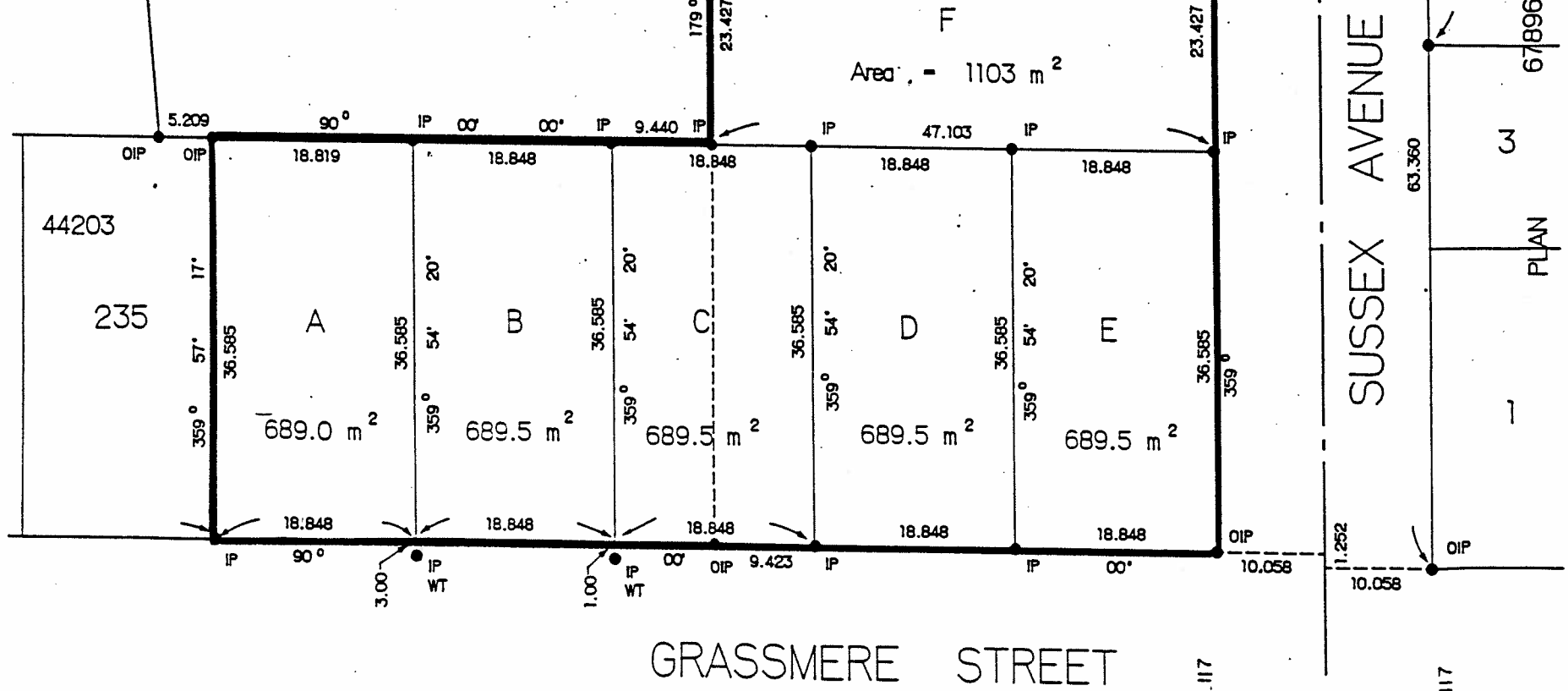
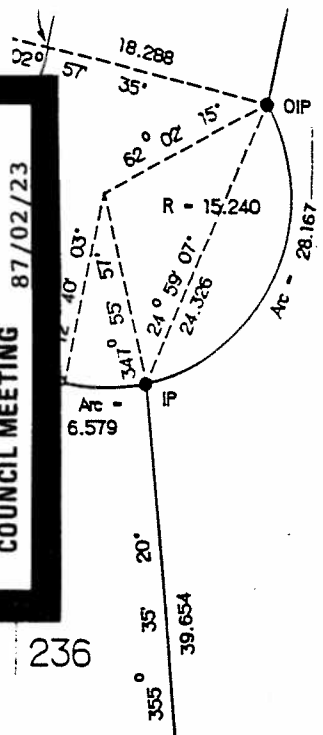


PARKER/HOLDOM SUBDIVISION

Lot No. UPSET B10 \$75,000  
 146 \$80,100



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0.5780 ha

0.4094 ha

Lot No.	Upset	Bid
A	\$80,000	\$85,101
B	\$80,000	\$84,266
C	\$80,000	\$86,100
D	\$80,000	\$85,550
E	\$80,000	\$87,701
F	\$85,000	\$95,002
G	\$85,000	\$102,935

Grassmere/Sussex  
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