

RE: SALE OF MUNICIPAL PROPERTY
LAKEFIELD/RIDGEVIEW/OAKTREE COURT/7268 - 13TH/7828 - 13TH AVENUE/
5980 EMPRESS AVENUE/WEDGEWOOD AND 4TH STREET/SULLIVAN STREET SUBDIVISIONS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER AUGUST 18, 1987

FROM: MUNICIPAL SOLICITOR

SUBJECT: SALE OF MUNICIPAL PROPERTY

ITEM 1: Lots 1, 57, 59 and 62, District Lots 87, 89 and 90,
Group 1, N.W.D., Plan 69981,
LAKEFIELD SUBDIVISION

ITEM 2: Lots 10 - 12, District Lots 207 and 216, Group 1,
N.W.D., Plan 74792
RIDGEVIEW SUBDIVISION

ITEM 3: Lots A - F, District Lot 82, Group 1, N.W.D.,
Plan 74981
OAKTREE COURT SUBDIVISION

ITEM 4: Lot 1, Block 4, District Lot 29, Group 1, N.W.D.,
Plan 72203
7268 13TH AVENUE

ITEM 5: Lot 16, Block 1, District Lot 28, Group 1, N.W.D.,
Plan 24032
7828 13TH AVENUE

ITEM 6: Lot 1, District Lot 92, Group 1, N.W.D., Plan 70922
5980 EMPRESS AVENUE

ITEM 7: Lots 1 - 16, District Lot 90, Group 1, N.W.D., Plan
75316A
WEDGEWOOD & 4TH STREET SUBDIVISION

ITEM 8: Lots 1 and 2, District Lot 6, Group 1, N.W.D., Plan
71184
SULLIVAN STREET SUBDIVISION

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RECOMMENDATION:

1. THAT the subject municipally owned lots be offered for sale by public tender in accordance with the conditions of sale as outlined in this report.

R E P O R T

The locations of all the properties are shown as an overview on Sketch 1.

ITEM 1 - LAKEFIELD SUBDIVISION (SKETCH 2):

Staff requests authorization from Council to proceed with the sale of the last four lots in the Lakefield Subdivision - Phase I for which no bids were received when these were offered previously. The following minimum bid prices remain unchanged and are considered suitable for this area:

Lots 1, 62	\$70,000
Lot 59	73,000
Lot 57	78,000

ITEM 2 - RIDGEVIEW SUBDIVISION (SKETCH 3):

Staff requests authorization from Council to proceed with the sale of three lots resulting from the extension of Ridgeview Drive. A fourth lot, Lot 9, will be offered for sale at a later date due to difficulties in discharging two redundant Right of Ways from the title.

These lots are located on the west slope of Burnaby Mountain and represent probably the last residential development at such a high elevation. All three lots have exceptional views of the Inlet and range in lot area from 670m² to 690m². All three lots slope downwards towards the rear property line and lots 9 and 10 are separated by a walkway.

In researching recent lot sales in the immediate vicinity as well as the asking prices for the adjacent private lots which are for sale, it has been found that the expected range of sales would be in the \$110,000 - \$115,000 range. Bearing in mind that the subject lots have superior views, it is recommended that the minimum bid price be set at \$110,000 for all three lots.

ITEM 3 - OAKTREE COURT SUBDIVISION (SKETCH 4):

Staff requests authorization from Council to proceed with the sale of six lots resulting from a joint private and municipal subdivision on Oaktree Court.

The six lots are located to the south of the existing Moscrop Street and west of Royal Oak Avenue. To the west of Lots A - E is a green belt owned by the Municipality and to the south of Lots E and F is a dedication for the eventual relocation of Moscrop Street. Most of the lots are, as yet, not cleared with the exception of Lots E and F. We have commissioned a soils report on these six lots which recommends that foundations for buildings on the six lots be designed by a professional engineer. Covenantants have been registered informing prospective purchasers of this. Of the six private lots in this development only 2 have been sold as building lots with the remaining four being built on by the developer for eventual sale. Prices for the two that were sold were in the mid to high \$70's. In view of this and the soil conditions it is recommended that upset prices be set for the lots as follows:

Lot A	\$73,000
Lots B - F	75,000

ITEM 4 - 7268 13TH AVENUE (SKETCH 5):

Staff requests authority from Council to re-advertise the subject property for the previous upset price of \$68,000.

ITEM 5 - 7828 13TH AVENUE (SKETCH 6):

Staff requests authority from Council to re-advertise the subject property for the previous upset price of \$65,000.

ITEM 6 - 5980 EMPRESS (SKETCH 7):

Staff requests authority from Council to re-advertise the subject property for the previous upset price of \$98,000.

ITEM 7 - WEDGEWOOD & 4TH STREET (SKETCH 8):

Staff requests authority from Council to proceed with the sale of sixteen lots resulting from a recent subdivision of municipal land.

Nine of the sixteen lots front on the Wedgewood Street cul-de-sac with three of these having secondary lane access. The remaining 7 lots front on 4th Street with 5 of these having secondary lane access. All of the lots are relatively flat and range in lot area from 560m² to 1220m².

It should be noted that installation of the underground hydro, telephone and gas is not complete at this time but is expected to be completed prior to transfer of the lots.

In researching lot sales in this area it was found that lots of a similar width all sold very close to \$75,000 in 1986. It would seem that values for vacant lots all seem stable in this area with only a time adjustment needed. It is recommended that the following minimum bid prices be set:

Lots 1 - 4, 9, 10 and 16	\$73,000
Lots 5 - 8, 11 - 15	75,000

ITEM 8 - SULLIVAN STREET SUBDIVISION (SKETCH 9):

Staff requests authorization from Council to proceed with the sale of two lots on Sullivan Street resulting from property which became redundant after the construction of Beaverbrook Drive.

Both lots slope to the southwest with Lot 1 having access restricted to Sullivan Drive only.

In researching recent sales in the Loughheed Mall area, all of the sales occurred in the Stoney Creek subdivision off Norcrest Court. In the 1986-1987 period there were 14 sales ranging from \$53,000 to \$76,000. In general, land prices in this vicinity resemble Coquitlam prices rather than Burnaby prices and usually lag behind lot prices in north or south Burnaby.

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In view of the above it is recommended that minimum bid prices be set at \$65,000 for Lot 1 and \$68,000 for Lot 2.

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Municipal Solicitor

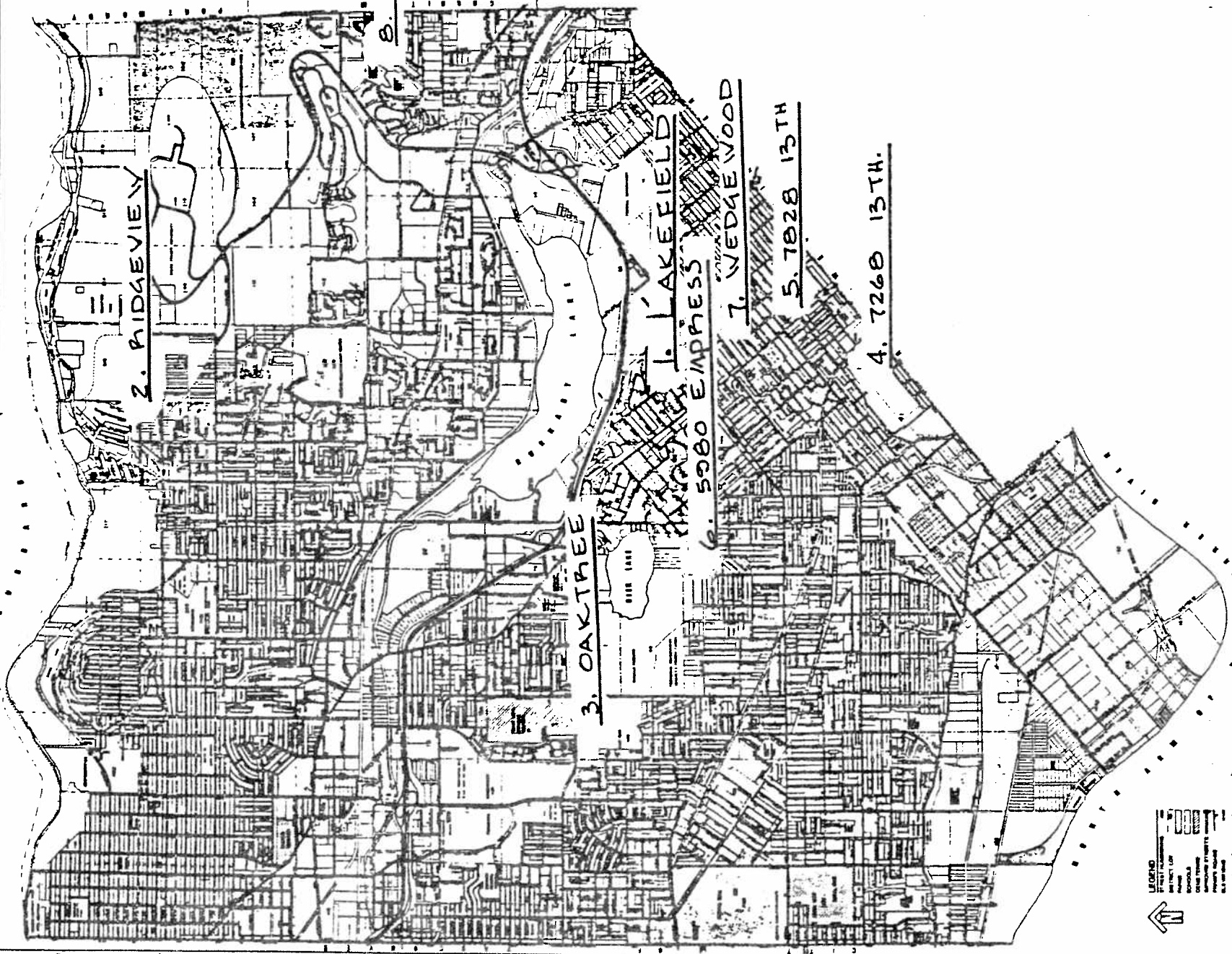
Per: *P. Devonshire*

Peter Devonshire
Solicitor

HK:bi

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

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BURNABY

Date 870806

Scale

Drawn By H.K.



1. Lakefield Subdivision
2. Ridgeview Subdivision
3. Oaktree Court Subdivision
4. 7268 13th Avenue
5. 7828 13th Avenue
6. 5980 Empress Avenue
7. Wedgwood & 4th Street Subdivision
8. Sullivan Street Subdivision

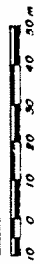
143

Sketch 1

B. SULLIVAN

**SUBDIVISION PLAN OF PART OF BLOCK A, PLAN 4517, D.L. 89 AND
 PART OF LOT 313, PLAN 40695, D.L.'S 87, 89 AND 90, ALL OF
 GROUP 1, NEW WESTMINSTER DISTRICT**

SCALE: 1" = 1000'



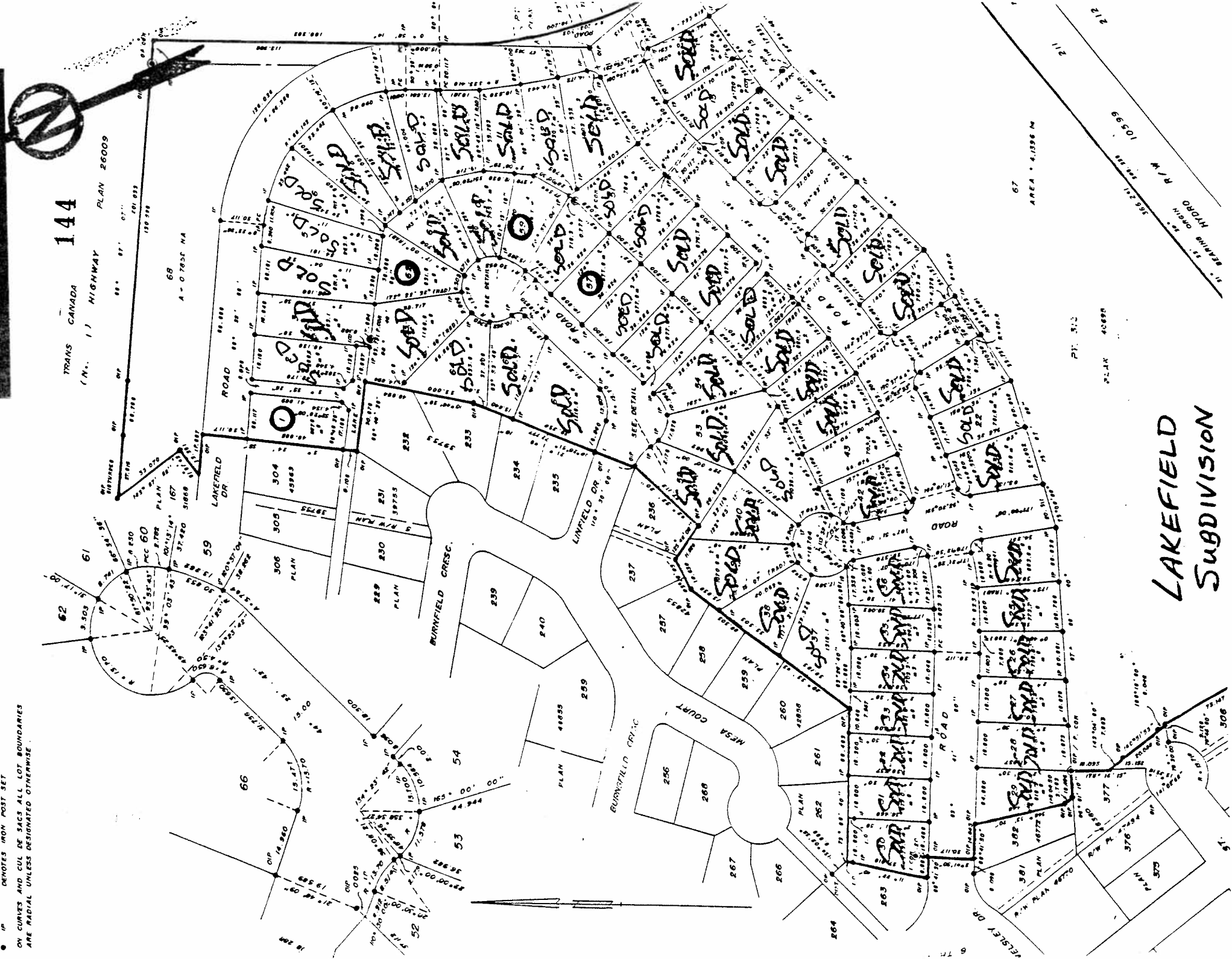
ALL DISTANCES ARE IN METRES

ASTRONOMIC BEARINGS DERIVED FROM PLAN 40695

- CON DENOTES CONCRETE POST FOUND
- CON DENOTES OLD IRON POST FOUND
- CON DENOTES CONCRETE POST SET
- CON DENOTES IRON POST SET

ON CURVES AND CUL DE SACS ALL LOT BOUNDARIES
 ARE RADIAL UNLESS DESIGNATED OTHERWISE

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**LAKEFIELD
 SUBDIVISION**

Sketch 2

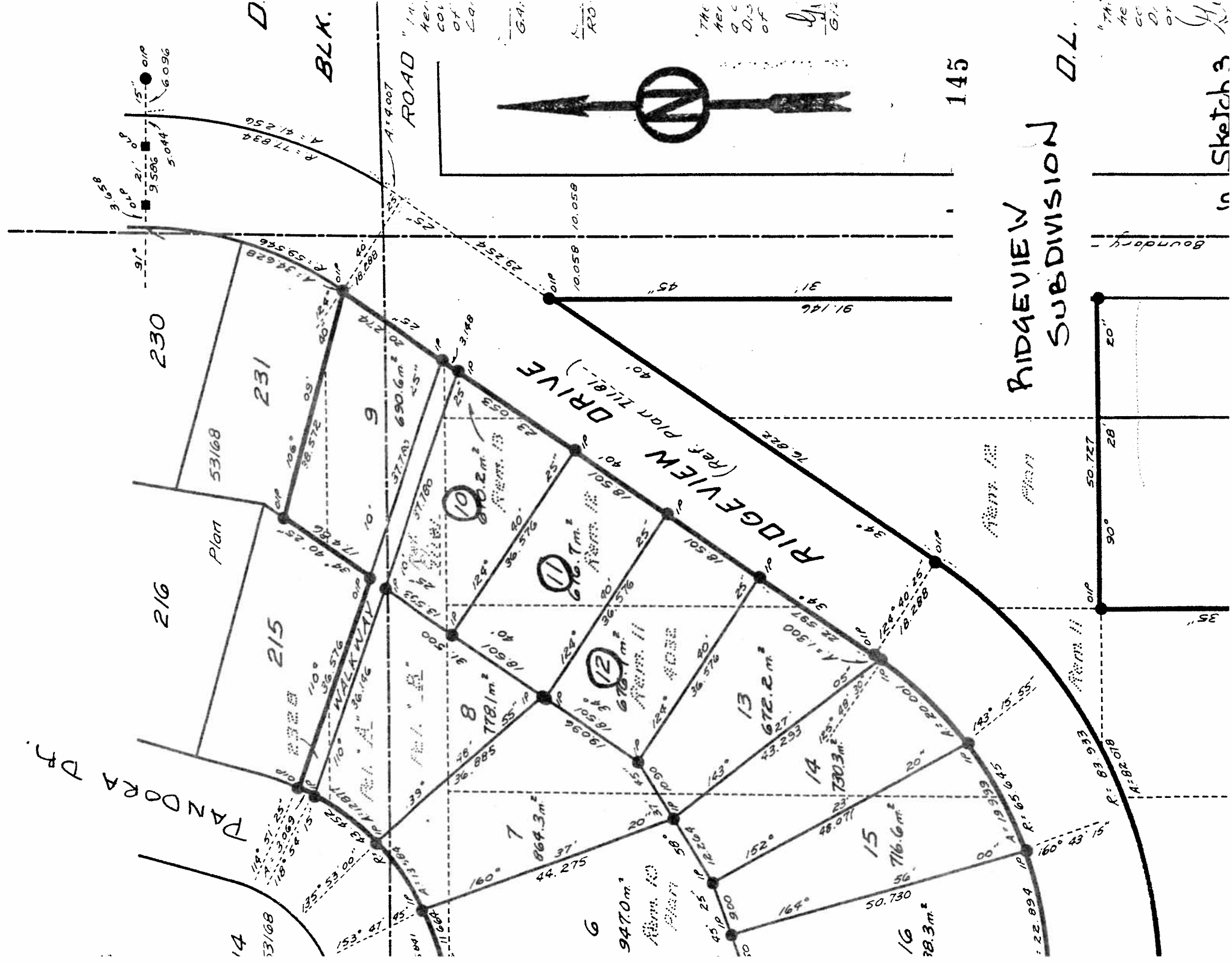
PART SHOWN AS ROAD

PART SHOWN AS ROAD

OF BLOCK 3, PLAN 4032
TRICT LOT 207
PLAN 71131, DISTRICT LOT 207

T LOT 216
LOT 207

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RIDGEVIEW DRIVE
SUBDIVISION D.L.

Sketch 3

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327.995
 37.995
 80°

STREET

S' A 2 2 5 6 9 AND

146

82

PLAN 56119

S.P.K. PLAN 56120

85

PLAN

86

57758

87

GROUP

OAKTREE COURT
 AREA = 0.1166 HA.

PLAN 56119

(E)
 19750.3 m²

(F)
 841.6 m²

(G)
 831.0 m²

(H)
 906.2 m²

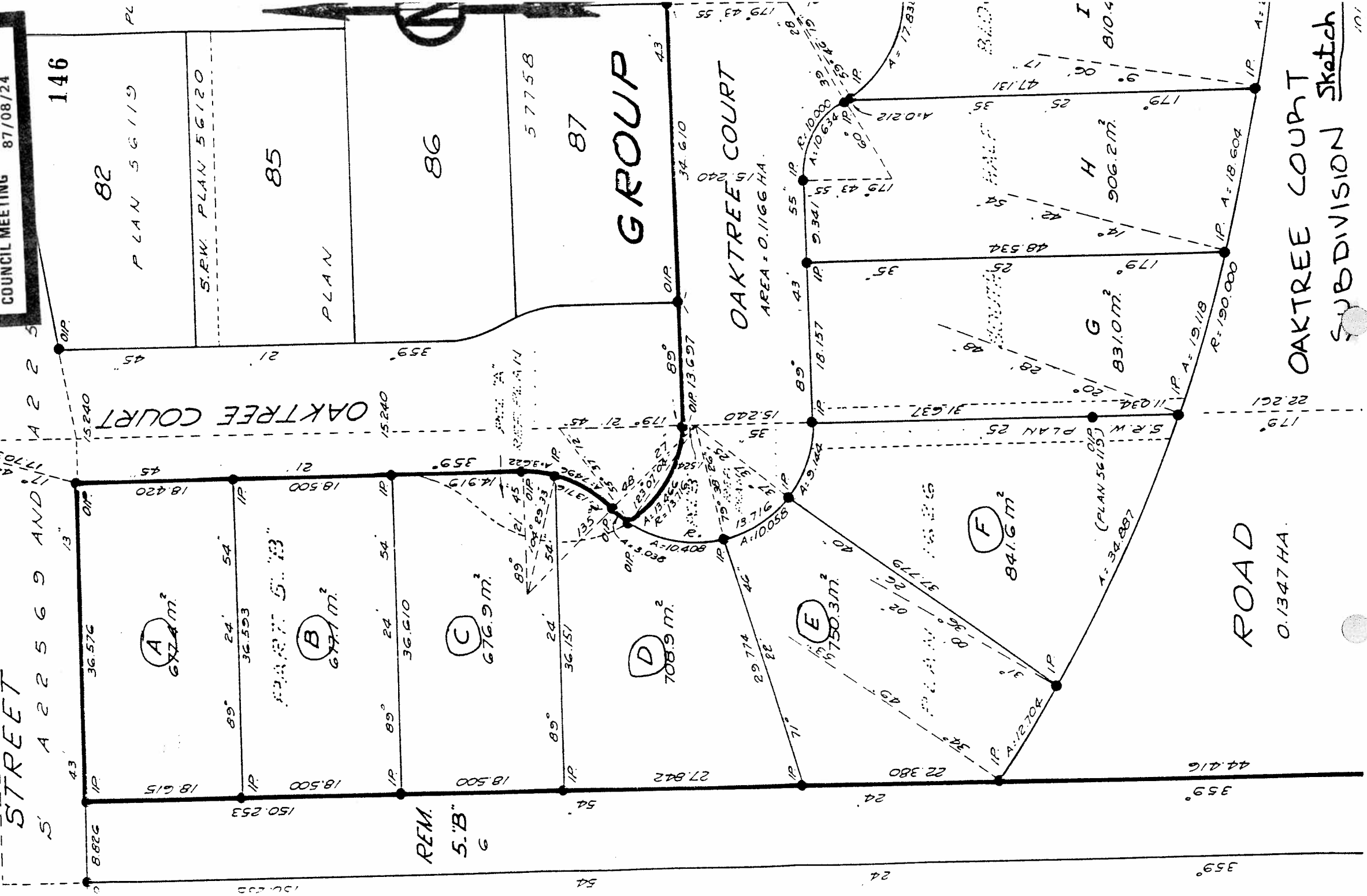
(I)
 810.4

ROAD

0.1347 HA.

OAKTREE COURT

SUBDIVISION Sketch

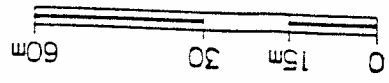


PLAN 71730
 Deposited in the Land Title Office at New Westminster, B.C. this day of _____, 1986.

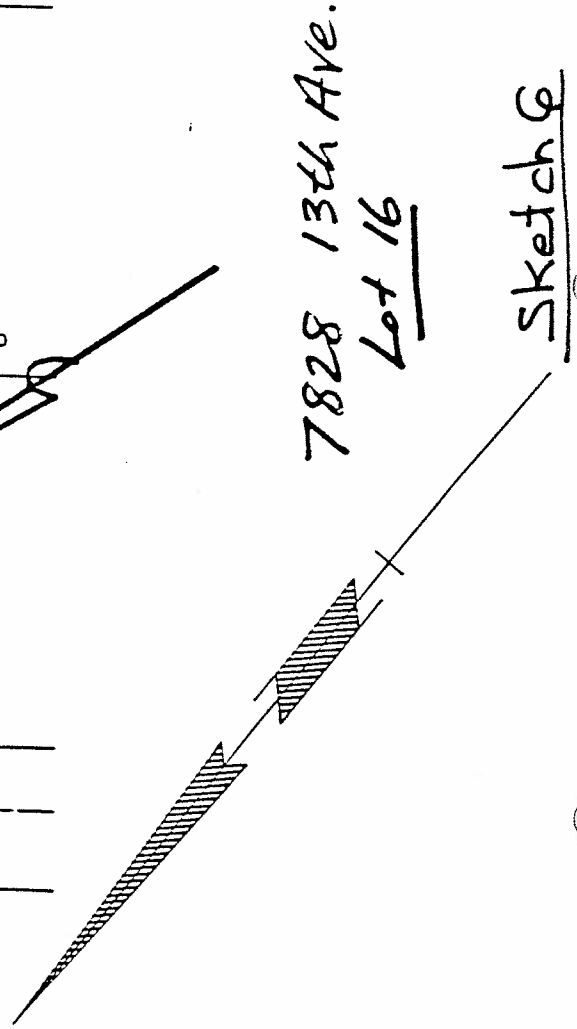
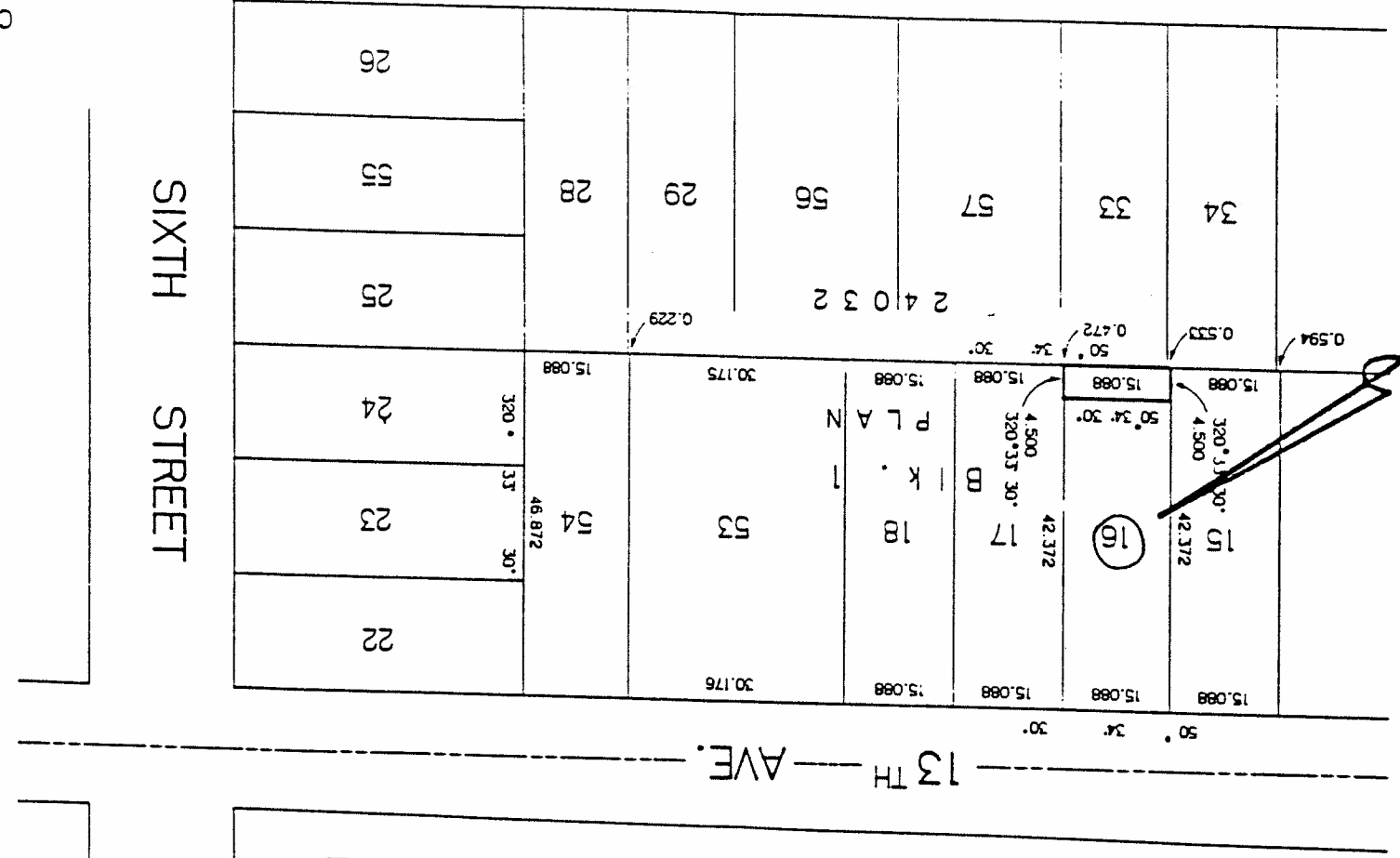
OVER A PORTION OF LOT 16, BLOCK 1, D.L. 28, GP. 1,
 PLAN 24032, N.W.D.

Distances are in metres.
 Bearings are astronomic and are derived from Plan 24032.

SCALE - 1:750



LEGAL DESCRIPTION	AREA
P. Lot 16, Bk. 1, D.L. 28, GP. 1, Plan 24032, N.W.D.	67.90 m ²



The Corporation of the District of Bunday,
 Engineering Department, Design Division,
 4949 Canada Way, Bunday, B.C., V5G 1M2
 File : 860711
 LM 860421

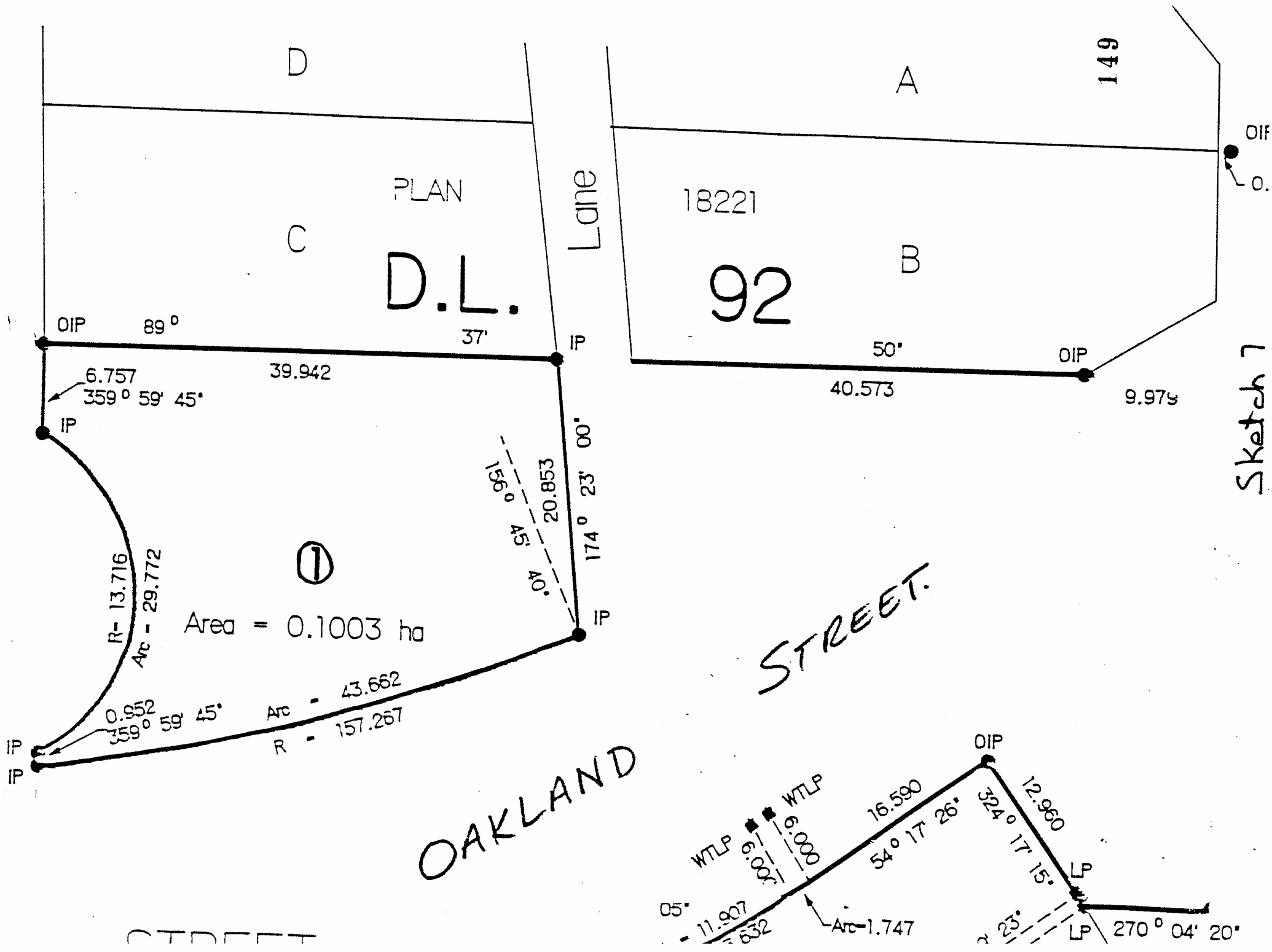
Certified correct according to
 Land Title Office records. Dated
 this 24th day of April
 1986.
 148
Asst. Registrar
 B.C.L.S.

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PLAN

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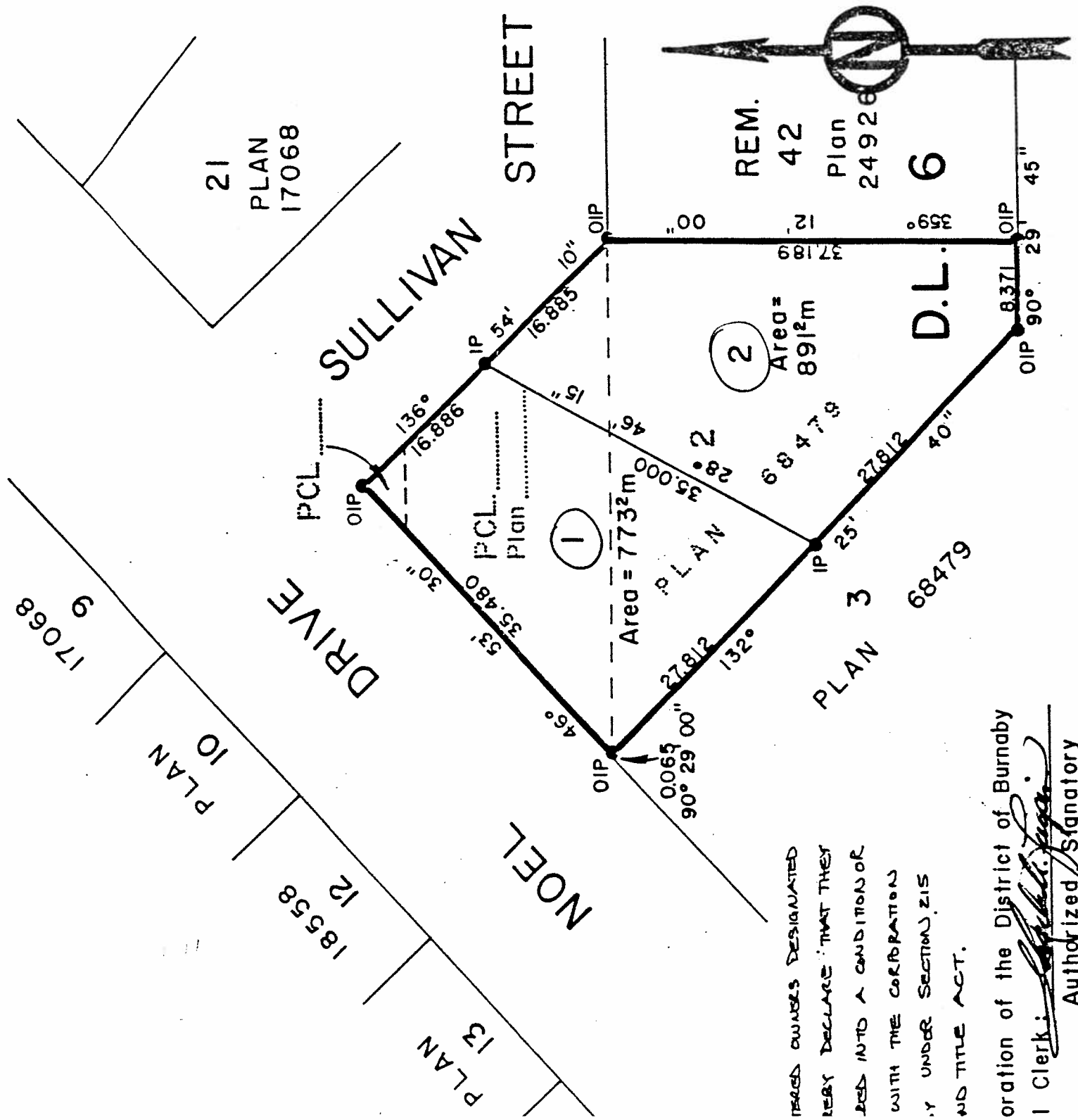
EMPRESS AVENUE



AND

STREET

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THESE OWNERS DESIGNATED
HEREBY DECLARE THAT THEY
WISH TO SUBDIVIDE THE
LAND INTO A CONDITIONAL
SUBDIVISION WITH THE CORPORATION
OF BURNABY UNDER SECTION 215
OF THE LAND TITLE ACT.

Mayor of the District of Burnaby
I Clerk: [Signature]
Authorized Signatory

under the Land Title Act this 2nd
day of FEBRUARY, 1986.
[Signature]
Approving Officer
Municipality of Burnaby

This plan lies within the
Vancouver Regional District

I, Ian C. MacDonald, a British Columbia
Land Surveyor of Burnaby, in British Columbia,
certify that I was present at and
superintended the survey represented
in this plan and that the survey and plan
were completed on the
3rd day of April, 1985
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Surveyor of the District of Burnaby,
Engineering Department,
1000 West Burnaby Way, Burnaby 2, B.C.

SULLIVAN ST. SUBDIVISION
Sketch 2

