

RE: SALE OF MUNICIPAL PROPERTY:

- 1) GRASSMERE/SUSSEX SUBDIVISION
- 2) 7268 - 13TH AVENUE
- 3) CAMROSE SUBDIVISION
- 4) EMPRESS/OAKLAND

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
FROM: MUNICIPAL SOLICITOR  
SUBJECT: SALE OF MUNICIPAL PROPERTY

JANUARY 21, 1987

- ITEM 1: Lots A - G, District Lot 33, Group 1, Plan 71254,  
New Westminster District  
Grassmere/Sussex Subdivision
- ITEM 2: Lot 1, District Lot 29, Group 1, Plan 72203,  
New Westminster District  
7268 13th Avenue
- ITEM 3: Lots 317 and 323, District Lot 59, Group 1, Plan  
65244, New Westminster District  
Camrose Subdivision
- ITEM 4: Lot 1, District Lot 92, Group 1, Plan 70922, New  
Westminster District  
Empress/Oakland

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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.

Re: Item 1

REPORT

Staff requests authorization from Council to proceed with the sale of seven lots in the recently completed Grassmere/Sussex Subdivision.

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These lots are located approximately four blocks south of Moscrop Street and two blocks east of Willingdon Avenue at the north west intersection of Grassmere Street and Sussex Avenue (Figure 1 attached).

The five lots facing Grassmere measure 61.84' x 120.04' (7,423 sq. ft.) and the two on Sussex Avenue 76.86' x 154.45' (11,878 sq. ft.). They are all reasonably level and are excellent building lots. The best comparable sales data is found in the Harken Drive subdivision where lot sales averaged \$82,000. Based on the Harken sales and others in the area we recommend an upset price on the Grassmere lots of \$80,000 and the two larger Sussex lots of \$85,000.

The lots are zoned R2 and will be sold subject to all rights of ways, easements or other encumbrances as may be registered in the Land Title Office in New Westminster at the time of sale and particularly the sanitary and storm sewer easement as shown on the attached Figure 2.

Re: Item 2

This lot is located in the Edmonds area on the south east corner of 13th Avenue and 15th Street opposite Ernie Winch Park and east of and across from the Edmonds industrial area. It has an effective width of 59.74' and a depth of 153.18' for a total area of 9,150 sq. ft., is fully serviced including rear lane access, and is zoned R5 single family residential. A restrictive covenant has been registered against the title restricting the lot to single family use only. (See Figure 3 attached).

Analysis of comparable building lots in this east Burnaby neighbourhood indicates a market value of \$68,000 - \$72,000 for the subject lot. We, therefore, recommend an upset price for this lot of \$68,000.

Re: Item 3

Lots 317 and 323 (see Figure 4 attached) are the last two lots remaining for sale in the Camrose Phase I subdivision. The last public tender reserve price was \$67,000 having been reduced from \$70,000 several months earlier. While three of the seven lots sold immediately after reduction for \$67,000 and \$67,500, one sold for \$73,500 and market indications signify higher prices are obtainable. Since these two lots are the last remaining lots in this subdivision and given the apparent demand for lots here, now that the Camrose Subdivision has been developed for lots here, now standard with quality homes, we recommend an increase in the upset price from \$67,000 to \$72,000.

Re: Item 4

This lot, located on the east side of Empress Avenue north of Oakland Street, requires electrical duct work prior to sale and is expected to be ready for sale at the end of February. A further report requesting authority to sell by public tender will be presented to Council upon completion of the required works. (See Figure 5 attached).

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In addition to the above, we anticipate advertising the remaining lots from the Lakefield, Marsden Court and Parker/Holdom Subdivisions in the next land sale as authorized in the previous Manager's Report No. 68, Item 16, Council Meeting 1986 November 17.

Municipal Solicitor

Per:

*P. Devonshire*

Peter Devonshire  
Solicitor

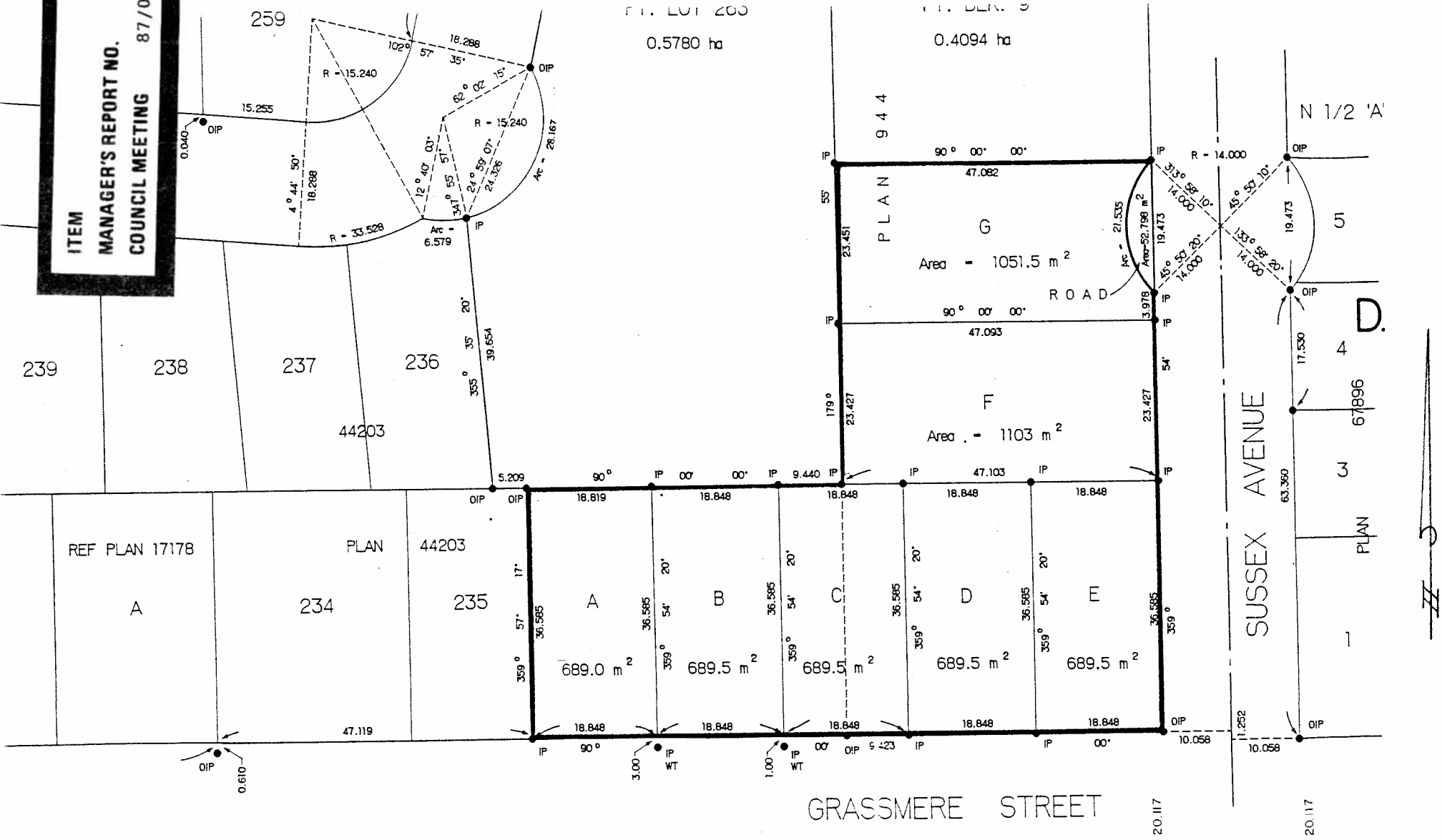
DS:bi

cc:

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

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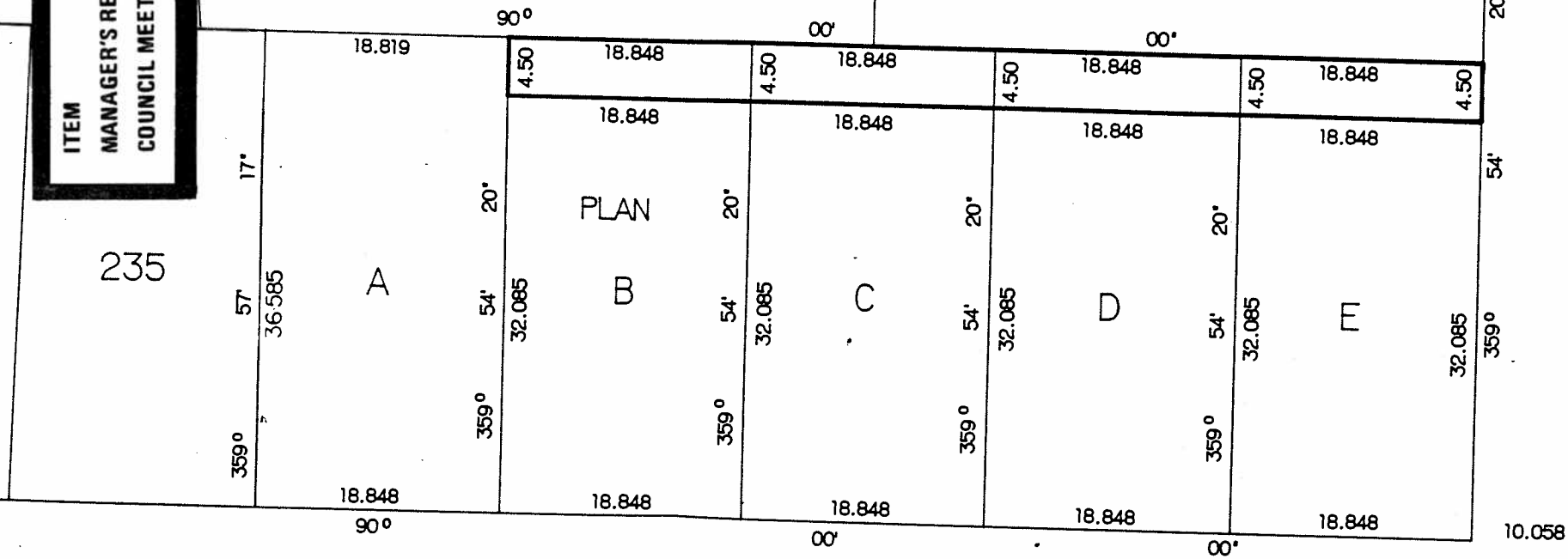
*Grassmere Sussex Subdivision  
 Figure 1*

D.L. 33, GP. 1

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23

PT. LOT 263



235

18.848

90°

359°

57'

17°

36.585

18.819

90°

359°

54'

20°

32.085

18.848

90°

18.848

18.848

4.50

18.848

359°

54'

20°

32.085

18.848

90°

18.848

18.848

4.50

18.848

359°

54'

20°

32.085

18.848

90°

18.848

18.848

4.50

18.848

359°

54'

20°

32.085

18.848

90°

18.848

18.848

4.50

18.848

20.117

20°

20°

54'

54'

10.058

GRASSMERE STREET

1

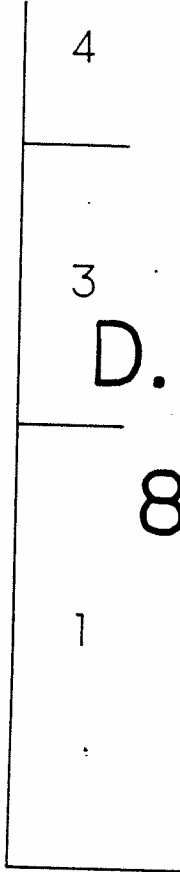
PLAN

19228

2

SUSSEX AVENUE

10.058



D.L.

82

1

3

4



*Easement Plan  
Grassmere/Sussex  
Figure 2*

Indicates Iron Post set.  
 Indicates Iron Post found.

124

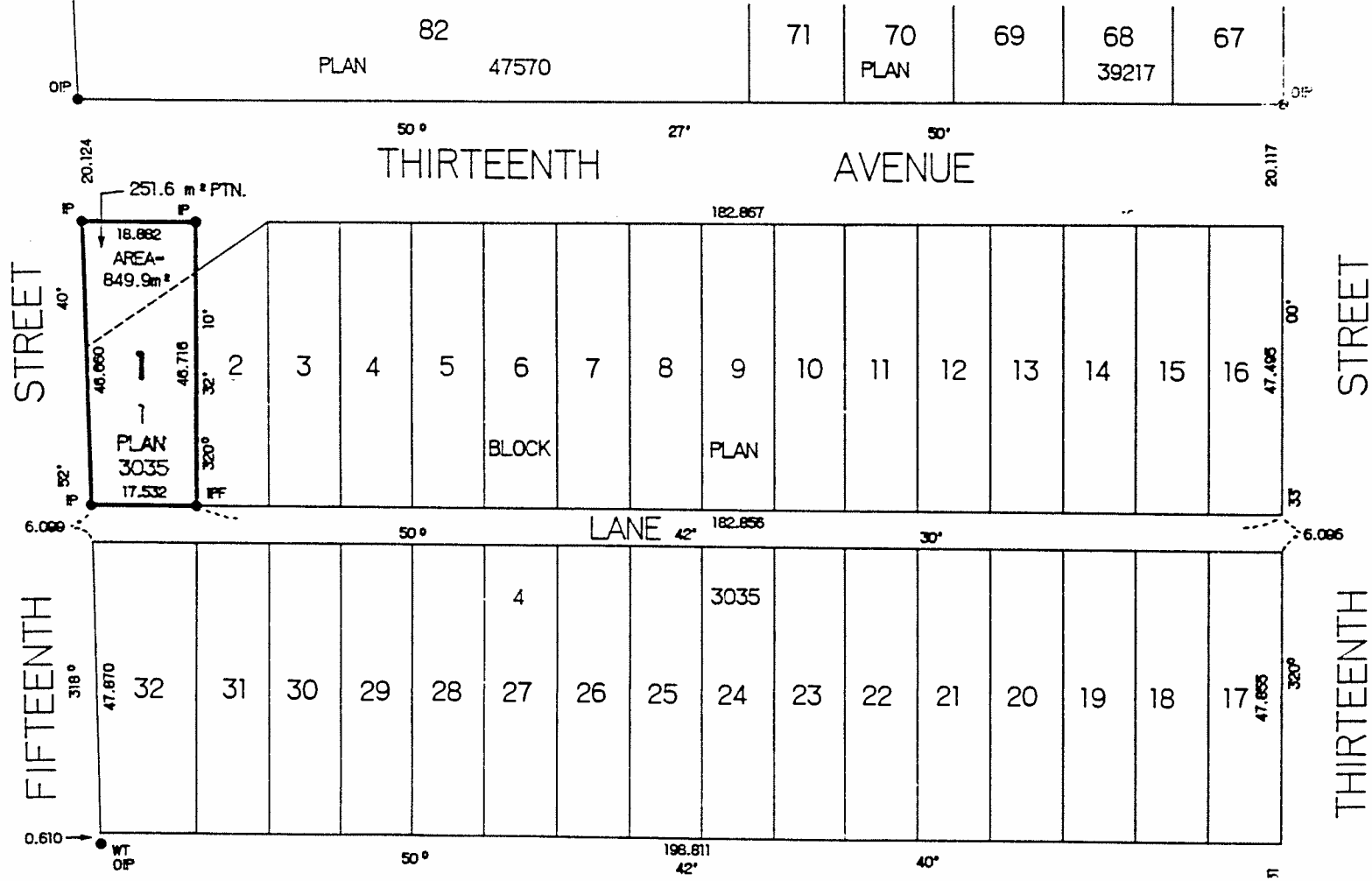
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14210

F

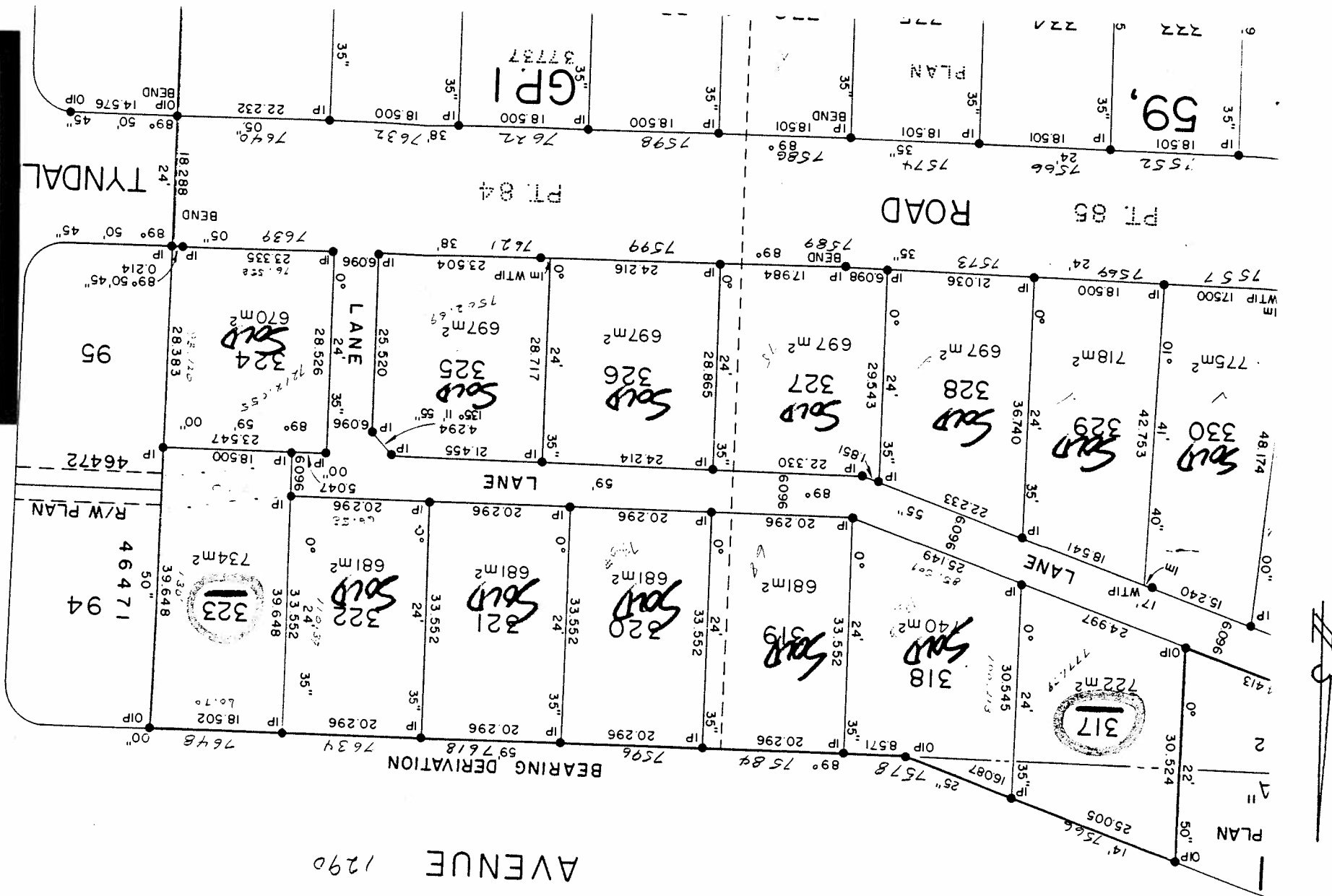
PLAN

ered owners designated  
 by declare that they have  
 a covenant with  
 ration of Burnaby under  
 15 of the land title act.



7268 Thirteenth Ave.  
 Figure 3

<b>ITEM</b> <b>MANAGER'S REPORT NO.</b> <b>COUNCIL MEETING</b>	9	97/10/126
	96	CRESCENT
	93	RIVE



CAMROSE SUBD.  
 For Sale Lots 317 and 322

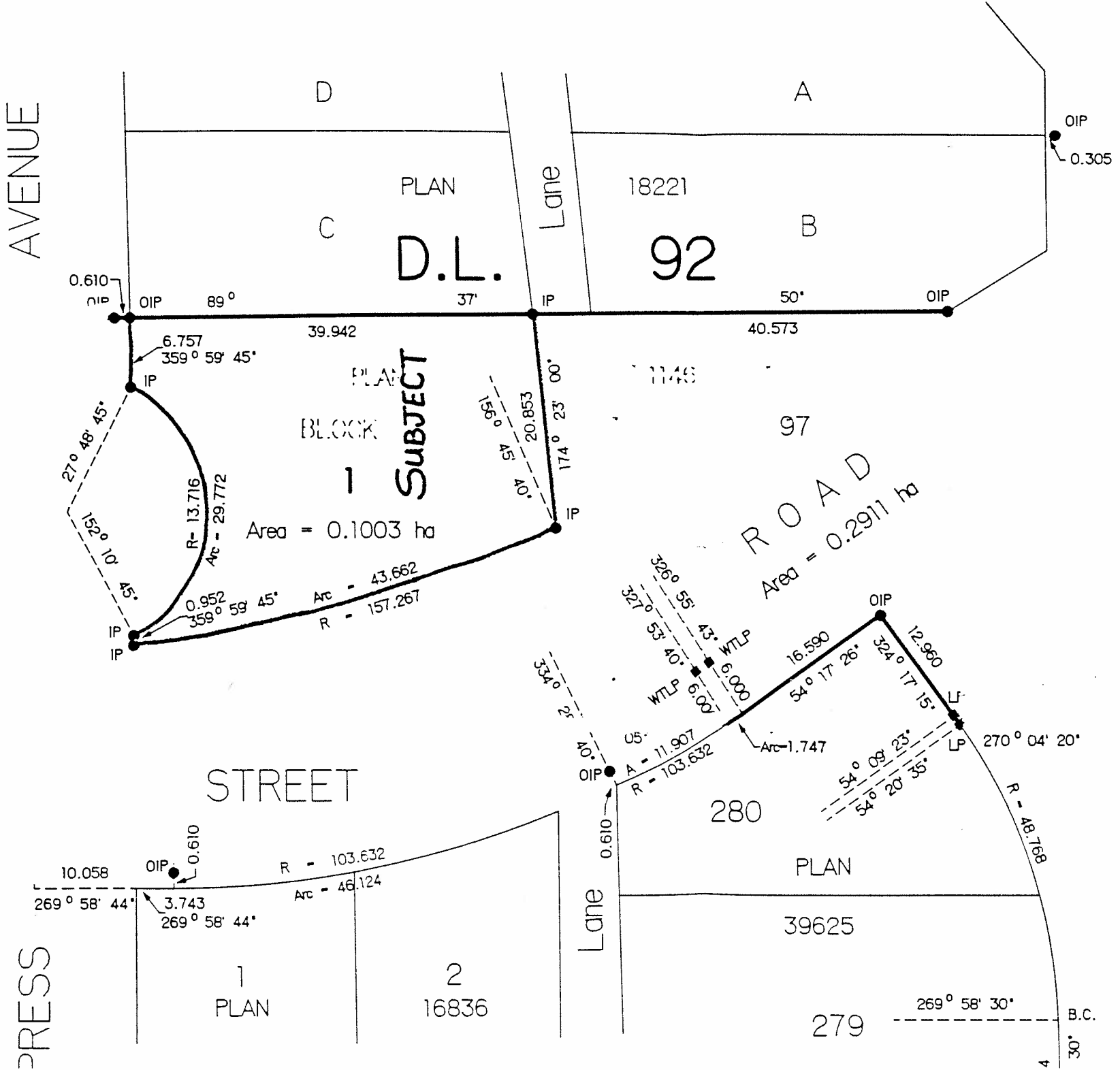
Figure 4.

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13	PLAN	15875	126
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OAKLAND

1	PLAN	16836
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1	PLAN	2447	3
178	PLAN	24743	177

*EMPRESS/DAKLAND  
FIGURE 5*