

ITEM 4
MANAGER'S REPORT NO. 15
COUNCIL MEETING 88/02/29

RE: SALE OF MUNICIPAL PROPERTY
FALKLAND SUBDIVISION/LAKEFIELD II SUBDIVISION/CAMROSE III SUBDIVISION/
RIDGEVIEW SUBDIVISION/WEDGEWOOD SUBDIVISION/OAKTREE COURT SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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

ITEM 1: LOTS 1 - 9, DISTRICT LOT 59, GROUP 1, N.W.D.,
PLAN 74985
FALKLAND SUBDIVISION

ITEM 2: LOTS 1 - 42, DISTRICT LOTS 87 AND 90, GROUP 1,
N.W.D., PLAN 75735
LAKEFIELD II SUBDIVISION

ITEM 3: LOTS 1 - 4 AND 6 - 19, DISTRICT LOT 59, GROUP 1,
N.W.D., PLAN 75790
CAMROSE III SUBDIVISION

ITEM 4: LOT 9, DISTRICT LOTS 207 AND 216, GROUP 1,
N.W.D., PLAN 74792
RIDGEVIEW SUBDIVISION

ITEM 5: LOTS 1 - 4 AND 8 - 16, DISTRICT LOT 90, GROUP 1,
N.W.D., PLAN 75316A
WEDGEWOOD SUBDIVISION

ITEM 6: LOTS A - F, DISTRICT LOT 82, GROUP 1, N.W.D.,
PLAN 74981
OAKTREE COURT SUBDIVISION

FEBRUARY 24, 1988

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RECOMMENDATION:

1. THAT the highest bid for each of the lots indicated in Schedule A, attached hereto and forming part of this Report, be accepted.
2. THAT the remaining lots be re-advertised for sale.

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SUMMARY:

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<u>Subdivision</u>	<u>Lots Sold</u>	<u>Bids Received</u>	<u>Proceeds of Sale</u>
Falkland	7	16	\$ 703,215.00
Lakefield II	19	186	2,059,226.18
Camrose III	6	16	627,587.00
Ridgeview	1	4	126,500.00
Wedgewood	13	22	982,255.99
Oaktree Court	0	0	0
	46	244	\$4,498,784.17
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R E P O R T

On January 25, 1988, Suppl. Item 16, Manager's Report No. 7, 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	February 05, 1988
Saturday	February 06, 1988
Friday	February 12, 1988
Saturday	February 13, 1988

The Province Newspaper

Friday	February 05, 1988
Sunday	February 07, 1988
Friday	February 12, 1988
Sunday	February 14, 1988

Approximately 550 bid packages were distributed.

Bids closed on Friday, February 19, 1988 at 4:30 p.m. and were opened in public at 9:00 a.m. on Monday, February 22, 1988. 244 bids were received. Due to the large number of bids, for the convenience of Council, we have prepared the attached spread sheet and sketch for each subdivision indicating the legal lot number, upset price, the number of bids received on each lot, the name of the successful bidder and the highest bid followed by up to three of the next highest bids.

Patricia W. Fieger
 Patricia W. Fieger
 Municipal Solicitor

FAE:bi
 attach.
 cc: Director Administrative & Community Services
 Director Finance
 Director Engineering
 Director Planning & Building Inspection
 Director Recreation & Cultural Services

FALPOND SUBDIVISION

LEGAL DESCRIPTION: Lots 1 - 9, D.L. 59, Grp. 1, N.W.D., Plan 75735

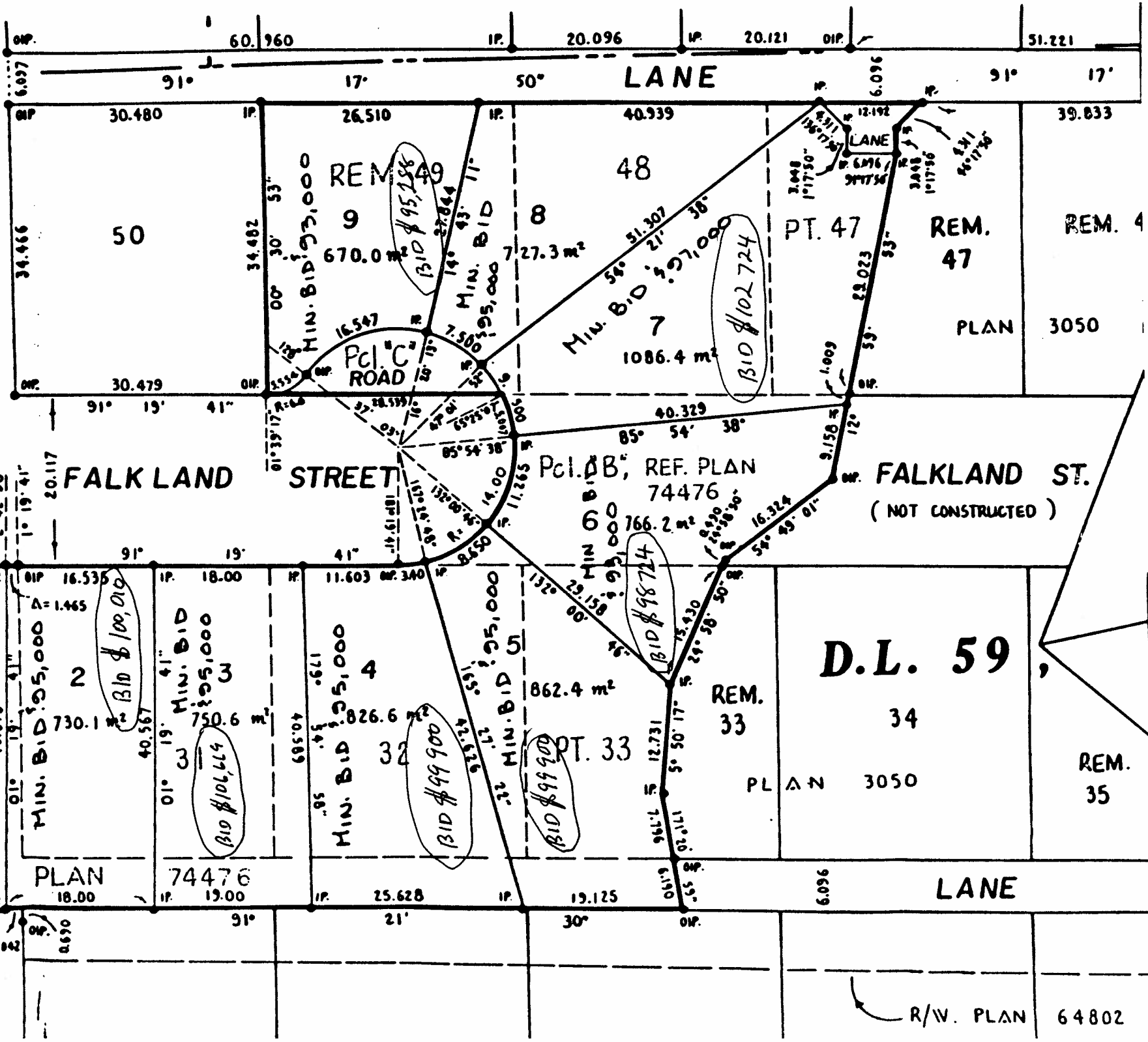
Lot No.	Upset Price	No. of Bids Rec'd.	Successful Bidder	Highest Bid	Next Three Highest Bids
1	\$95,000	0	--	--	--
2	"	2	Sana Construction	\$100,010	\$ 98,750
3	"	3	Musizza Contracting	106,669	\$ 97,552
4	"	3	Passaglia Construction	99,900	97,000
5	"	2	Passaglia Construction	99,900	96,666
6	93,000	1	Lenwood Homes Ltd.	98,724	97,010
7	97,000	3	Lenwood Homes Ltd.	102,724	--
8	95,000	0	--	--	97,001
9	93,000	2	Wong	95,288	93,150
TOTAL BIDS RECEIVED:					
16					
VALUE OF BIDS RECEIVED:					
\$703,215					

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PHILLIPS



FALKLAND
 SUBDIVISION

R/V. PLAN 64802

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LEGAL DESCRIPTION: Lots 1 - 4, 6 - 9, 24 - 32, 36, 37, D.L. 87 and 90, Grp. 1, N.W.D., Plan 75735

LAKEFIELD II SUBDIVISION

Lot No.	Upset Price	No. of Bids Rec'd.	Successful Bidder	Highest Bid	Next Three Highest Bids
1	\$95,000	5	Fita	\$112,000	\$103,187
2	"	15	Zlomislic	111,187	106,786
3	"	25	Defuiter	126,150	122,569
4	"	22	Ringham	122,488.08	122,000
6	"	2	Kara	106,786	96,011
7	"	7	Arma Enterprises	108,200	106,786
8	"	5	Lenwood Homes Ltd.	104,724	102,255
9	"	4	Lenwood Homes Ltd.	104,724	101,600
24	\$90,000	2	Como Lake Develop.	101,786	90,724
25	\$95,000	4	Como Lake Develop.	106,726	98,901
26	\$90,000	10	Arma Enterprises	104,600	101,786
27	"	16	J. Wong	108,256	107,500
28	"	3	L. Michelin	98,000	91,010
29	\$85,000	18	Harbee Construction	102,229	94,179
30	"	26	Nanak	98,300	95,229
31	\$90,000	4	Loewen	130,000	98,624
32	\$85,000	4	Loewen	130,000	87,187
36	"	12	Fabbro	97,000.10	96,786
37	"	2	Chrisdale Homes Ltd.	86,010	85,650

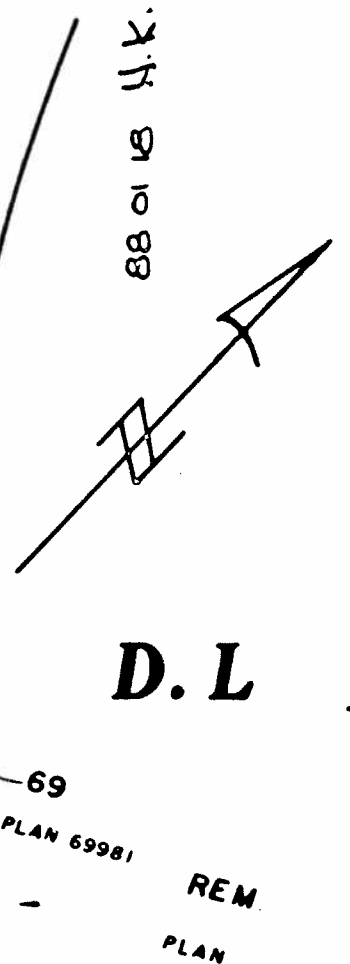
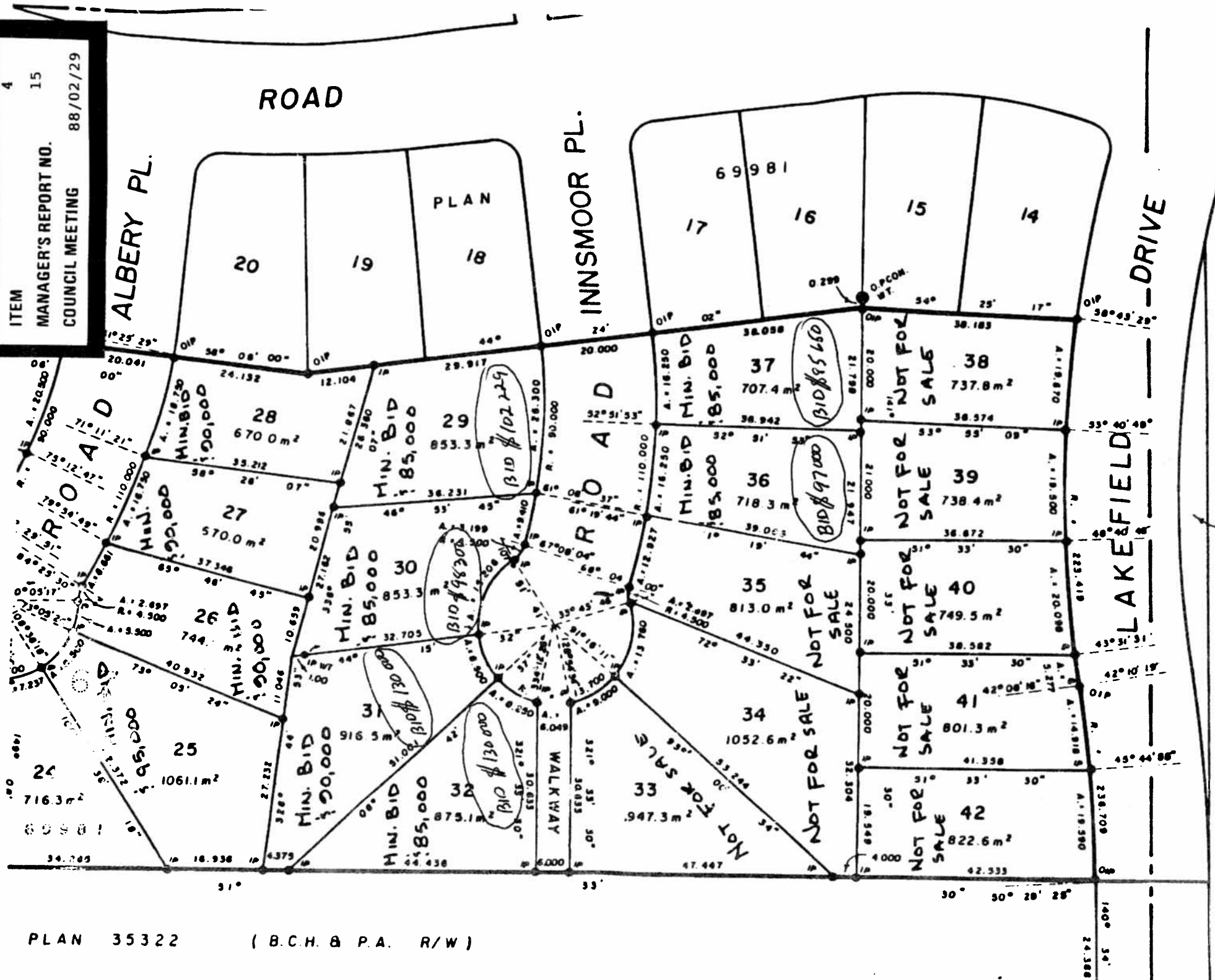
TOTAL BIDS RECEIVED:

186

VALUE OF BIDS RECEIVED:

\$2,059,226.18

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PLAN 35322 (B.C.H. & P.A. R/W)

LAKEFIELD II

CAMROSE III SUBDIVISION

LEGAL DESCRIPTION: Lots 1 - 4 and 6 - 19, D.L. 59, Grp. 1, N.W.D., Plan 75790

<u>Lot No.</u>	<u>Upset Price</u>	<u>No. of Bids Rec'd.</u>	<u>Successful Bidder</u>	<u>Highest Bid</u>	<u>Next Three Highest Bids</u>
1	\$95,000	0	--	--	--
2	"	0	--	--	--
3	"	0	--	--	--
4	"	0	--	--	--
6	"	3	Liepert	\$107,200	\$101,250
7	"	4	Ghilarducci	107,187	101,250
8	97,000	2	Virani	107,250	99,500
9	95,000	0	--	--	--
10	93,000	0	--	--	--
11	97,000	3	Virani	107,250	104,255
12	95,000	0	--	--	--
13	93,000	0	--	--	--
14	90,000	2	Ku	97,500	92,000
15	"	0	--	--	--
16	"	0	--	--	--
17	97,000	0	--	--	--
18	95,000	2	Jiwa	101,200	95,501
19	"	0	--	--	--

TOTAL BIDS RECEIVED:

16

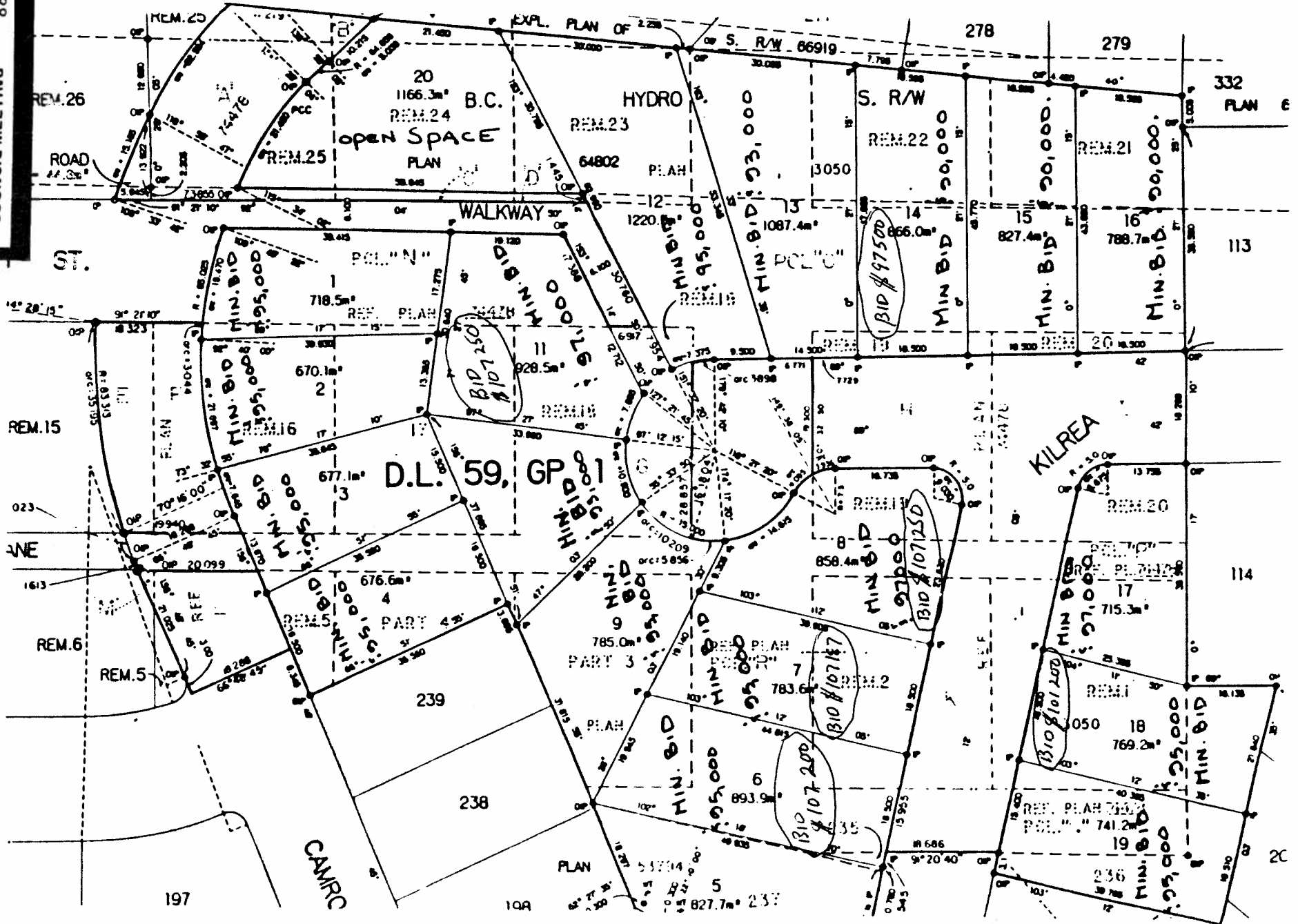
VALUE OF BIDS RECEIVED:

\$627,587

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CAMROSE III
 SUBDIVISION

RIDGEVIEW SUBDIVISION

LEGAL DESCRIPTION: Lot 9, D.L. 207 and 216, Grp. 1, N.W.D., Plan 74792

Lot No.
9

Upset Price
\$115,000
TOTAL BIDS RECEIVED:

No. of Bids Rec'd.
4
4

Successful Bidder
Collingwood
Highest Bid
\$126,500
VALUE OF BIDS RECEIVED:

Next Three Highest Bids
\$122,000
\$117,100
\$126,500

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WEDGEWOOD AND 4TH STREET SUBDIVISION

LEGAL DESCRIPTION: Lots 1 - 4 and 8 - 16, D.L. 90, Grp. 1, N.W.D., Plan 75316A

Lot No.	Upset Price	No. of Bids Rec'd.	Successful Bidder	Highest Bid	Next Three Highest Bids
1	\$73,000	1	Lenwood Homes Ltd.	\$73,724	—
2	"	3	Clark & Wakefield	77,310	\$75,528
3	"	2	Lehal	74,005.99	73,724
4	"	2	Neney	74,700	73,724
8	75,000	1	Lenwood Homes Ltd.	75,724	—
9	73,000	2	Lenwood Homes Ltd.	73,724	73,525
10	73,000	1	Lenwood Homes Ltd.	73,724	—
11	75,000	1	Lenwood Homes Ltd.	75,724	--
12	73,000	2	Lenwood Homes Ltd.	78,724	76,202
13	"	2	Lenwood Homes Ltd.	77,724	77,200
14	"	2	Lenwood Homes Ltd.	76,724	75,351
15	75,000	2	Lenwood Homes Ltd.	76,724	76,252
16	73,000	1	Lenwood Homes Ltd.	73,724	—
TOTAL BIDS RECEIVED:					\$982,255.99
VALUE OF BIDS RECEIVED:					
22					

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PLAN 331

45198 332

PLAN 331

45198 332

PLAN 343 342

48427

PLAN 2405

5

PLAN 2

3

PLAN 136

2405

PLAN 325 326

43437

PLAN 20

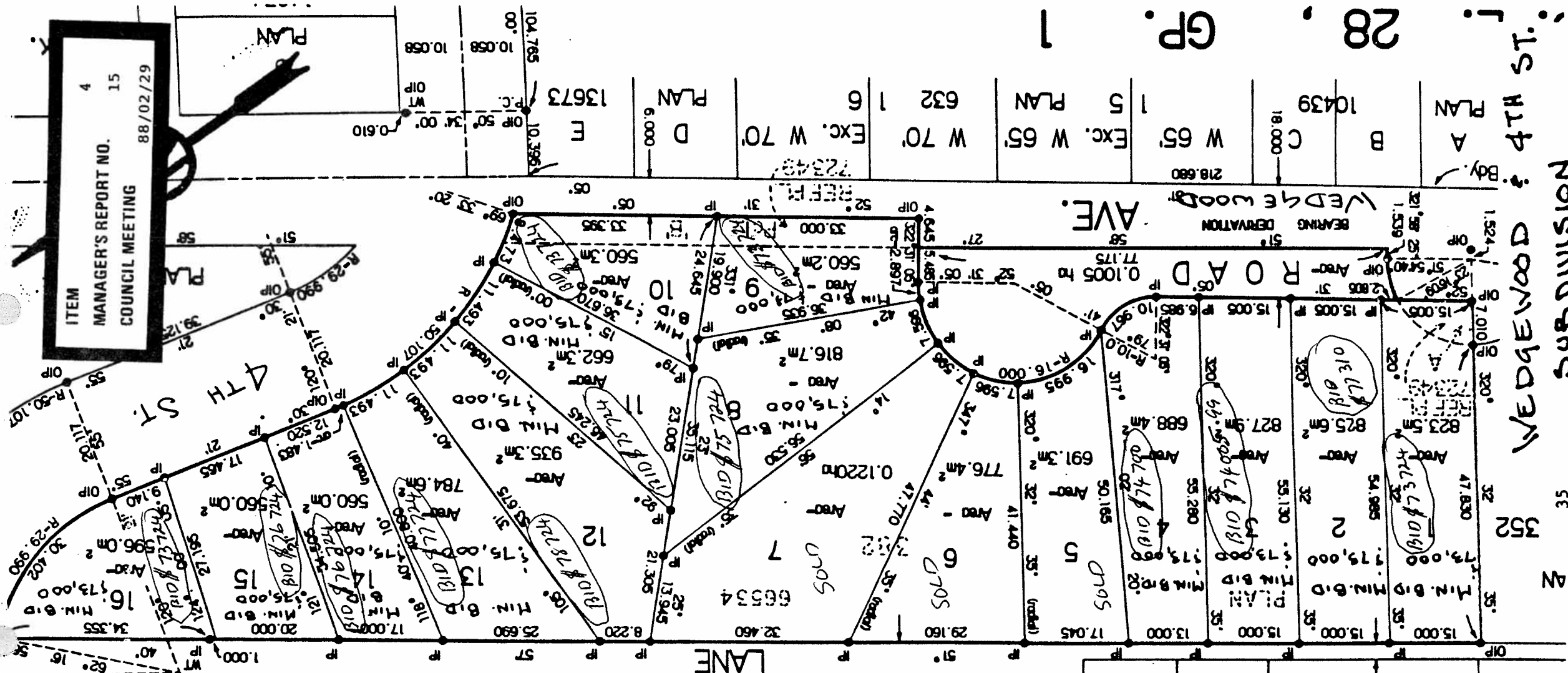
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PLAN 19

3048

PLAN 352

AN



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m² denotes square metres.

WEDGEWOOD 4TH ST. SUBDIVISION

PLAN 331

45198 332

PLAN 331

45198 332

PLAN 343 342

48427

PLAN 2405

5

PLAN 2

3

PLAN 136

2405

PLAN 325 326

43437

PLAN 20

555

PLAN 19

3048

PLAN 352

AN

