

ITEM 12
MANAGER'S REPORT NO. 80
COUNCIL MEETING 89/12/11

RE: SUBDIVISION REFERENCE NO. 77/82
REZONING REFERENCE NO. 44/82
PROPOSED LAND EXCHANGE - REGENT STREET/GRANDVIEW HIGHWAY/GILMORE AVENUE
IN CAMERA REPORT NO. 69, ITEM 4, 1989 OCTOBER 23

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER DECEMBER 5, 1989

FROM: MUNICIPAL SOLICITOR

SUBJECT: SUBDIVISION REFERENCE #77/82
REZONING REFERENCE #44/82
PROPOSED LAND EXCHANGE - REGENT STREET/GRANDVIEW
HIGHWAY/GILMORE AVENUE
COUNCIL OCTOBER 23, 1989, MANAGER'S REPORT
NO. 69, ITEM 4 IN CAMERA

PURPOSE: To seek Council's authorization to accept a bid for the purchase and exchange of lands in connection with the assembly of a municipal site and a site owned by the developer of Rezoning Reference #44/82 at Regent Street, Grandview Highway and Gilmore Avenue.

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RECOMMENDATION:

1. THAT Council accept the bid for the purchase of municipal property and redundant lane allowances on the terms and conditions as set out in the prescribed bid form in Section 2.0 of this Report.

R E P O R T

1.0 Background

Council, at its meeting of October 23, 1989, authorized the posting for sale of municipal land and redundant lane allowances.

In accordance with Council's direction the notice for sale by public tender was posted in the Municipal Hall and the Justice Building on November 22, 1989. Bids were accepted until 4:30 p.m. on December 4, 1989.

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2.0 Response to Tender Call

One bid was received from Tec Management Ltd. which is attached to this Report.

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3.0 Conclusion

The developer has agreed to the terms and conditions as set out in the prescribed bid form.

We would, therefore, recommend acceptance.

Patricia W. Fliieger
Patricia W. Fliieger
Municipal Solicitor

FAE:bi
Attach.

cc Director Administrative & Community Services
Director Finance
Director Engineering
Director Planning & Building Inspection

TO: LEGAL DEPARTMENT
THE CORPORATION OF THE
DISTRICT OF BURNABY

4949 CANADA WAY, BURNABY, B.C. V5G 1M2

DATE: November 23, 1989

B I D F O R M

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Full Name or Names of Bidder: TEC. MANAGEMENT LTD.

Occupation or

Incorporation Number: INC. # 82768

Address: Suite 200 - 455 Granville Street, Vancouver, B.C.

Postal Code: V6C 1T1

I/WE hereby offer to purchase:

<u>Address</u>	<u>Legal Description</u>	<u>Lot Area</u>
4048 Regent Street (formerly Lot 3, Block 19, D.L. 69, Plan 1321)	Portion Lot 1, D.L. 69, Plan 80081	8,054.3 s.f.
and portion of former lane allowance north of Lots 9 and 10, Block 19, D.L. 69, Plan 1321	Portion Lot 1, D.L. 69, Plan 80081	2,642.17 s.f.
Total area to be sold:		10,696.47 s.f.
Purchase price or offer:		\$113,327.51

TERMS AND CONDITIONS:

(a) The Municipality of Burnaby will purchase from Tec Management Ltd. the following lots:

4025 Grandview Highway - Lot 11, Block 19, D.L.
69, Plan 57867 6,601.1 s.f.

4007 Grandview Highway - Lot 12, Block 19, D.L.
69, Plan 57867 8,054.3 s.f.

Total Area

14,655.4 s.f.

Purchase Price

\$141,655.34

Balance payable to Tec Management Ltd.
(cash for clear title)

\$ 28,328.00

(b) Highway Exchange Bylaw.

A portion of the former Lot 3 sold to Tec Management Ltd. and a portion of Lot "A" (Lot "A", D.L. 69, Grp. 1, N.W.D., Plan 11229) currently owned by Tec Management Ltd. required for the Regent Street cul-de-sac be exchanged for the redundant portion of lane allowance immediately west of Gilmore Avenue.

Legal Description:

Portion of Lot 1, D.L. 69, Plan 80081
formerly Lot 3, Block 19, D.L. 69,
Plan 1321 and a portion of Lot "A"

2,192.6 s.f.

Exchange lands

Portion of lane west of Gilmore,
north of the W 1/2 and E 1/2 of Lot 8
and Lot 7, Block 19, D.L. 69, Plan
1321

2,642.2 s.f.

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- (c) Each party will bear their own respective legal and related costs of acquiring the other's land including document preparation costs, registration costs, survey fees and property purchase tax as applicable.
- Tec Management Ltd. will be responsible for the preparation of Highway Exchange Bylaw plans and subdivision plans to create proposed Lot 1. The Municipality will be responsible for the preparation of subdivision plans (as authorized by Council on March 20, 1989) to create proposed Lot 2 and to dedicate lands required for the remainder of the Regent Street cul-de-sac and for Grandview Highway.
- (d) A letter will be forthcoming from the Planning Department which will outline the detailed conditions of the consolidation of the properties within your site. The completion date for the entire transaction is six months from the date of acceptance of the bid by Council.
- (e) Time shall be of the essence.
- (f) Please note that your tender must be submitted in a sealed envelope and without any accompanying communication.

SIGNED:

TEC. MANAGEMENT LTD.

per: *D. Mercier* PRESIDENT

DAVID M. MERCIER
(If company affix corporate seal below).