

RE: 10TH AVENUE AND MCBRIDE BLVD. - SALE OF MUNICIPAL PROPERTY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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**TO: MUNICIPAL MANAGER** 1989 FEBRUARY 14

**FROM: DIRECTOR ENGINEERING**

**SUBJECT: 10TH AVENUE AND MCBRIDE BLVD. - SALE OF MUNICIPAL PROPERTY**

**PURPOSE: TO OBTAIN COUNCIL AUTHORITY TO SELL A PORTION OF SOME MUNICIPAL PROPERTIES ON 10TH AVENUE WHICH ARE REQUIRED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS TO IMPROVE THE 10TH AVENUE/MCBRIDE BLVD. INTERSECTION**

RECOMMENDATION:

1. THAT Council authorize the sale of a portion of some Municipal properties on 10th Avenue to the Ministry of Transportation and Highways under the terms and conditions outlined in this report.

SUMMARY

The Ministry of Transportation and Highways have prepared a design to improve the intersection of 10th Avenue and McBride Blvd. This improvement will require additional right-of-way on the west side of 10th Avenue. This additional right-of-way is to come from Municipally-owned lots which have been held for many years for both multiple family purposes and for future roadworks. Council, at its meeting of 1989 January 16, authorized staff to negotiate the sale of a portion of some of these Municipal properties.

REPORT

I. REASON FOR SALE

During the latter part of 1988, the Ministry of Transportation and Highways submitted preliminary plans for the modification of the intersection of 10th Avenue and McBride Blvd. The Ministry have identified this intersection as having a very high accident frequency and in an effort to create safer travelling conditions, they propose the closure of the frontage road and the construction of a more typical "T" type intersection. The Ministry's plan indicates that additional right-of-way on the west side of 10th Avenue will be required in order to accomplish this design. The properties in question are all owned by the Municipality of Burnaby and have been held for many years for both multiple family purposes and the future upgrading and extension of Newcombe Street (see attached Sketch No. 1).

**II. DESCRIPTION OF EVALUATION OF PROPERTIES**

The four properties affected are vacant lots on the north side of 10th Avenue which are currently zoned R5 residential. The 1989 assessed values of the four lots in question is \$198,250 (see attached memo from Municipal Solicitor regarding individual lot details). These four lots have a total area of approximately 18,436 square feet and the Ministry's plans indicate that an area of approximately 662 square feet is required to be dedicated as road allowance. In addition to this area of dedication, the Ministry is also seeking authority to enter upon the front portions of Lots 24 to 28 and Lot C for a total area of approximately 1,155 square feet as temporary working area which will enable the Ministry's contractor to undertake the necessary restoration of the boulevard adjacent their new works.

**III. NEGOTIATIONS**

Council, at its meeting of 1989 January 16, authorized staff to negotiate the sale of the subject portions of property to the Ministry of Transportation and Highways.

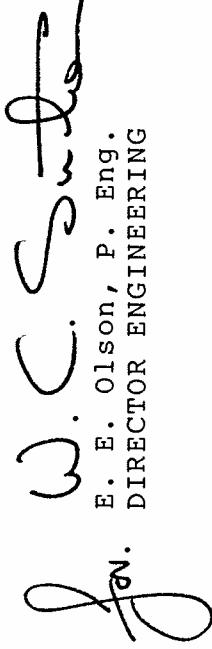
The Municipal Solicitor has negotiated a sale of portions of Lots 25 to 28 comprising of a total area of 662 square feet for a sum of \$7,944 (\$12.00 per square foot). This settlement also includes the granting of a licence for the Ministry to enter upon an additional portion of the Municipal lands for the restoration of the boulevard. Upon receipt, the sale proceeds will be deposited in the Corporate Lands Reserves.

**IV. CONCLUSION**

The Engineering Department supports the Solicitor's recommendation that the negotiated settlement is fair and reasonable and would therefore recommend acceptance.

VNW:ka  
Attach.

cc: Director Administrative and Community Services  
Director Finance  
Director Planning and Building Inspection  
Director Recreation and Cultural Services  
Municipal Solicitor

  
E. E. Olson, P. Eng.  
DIRECTOR ENGINEERING

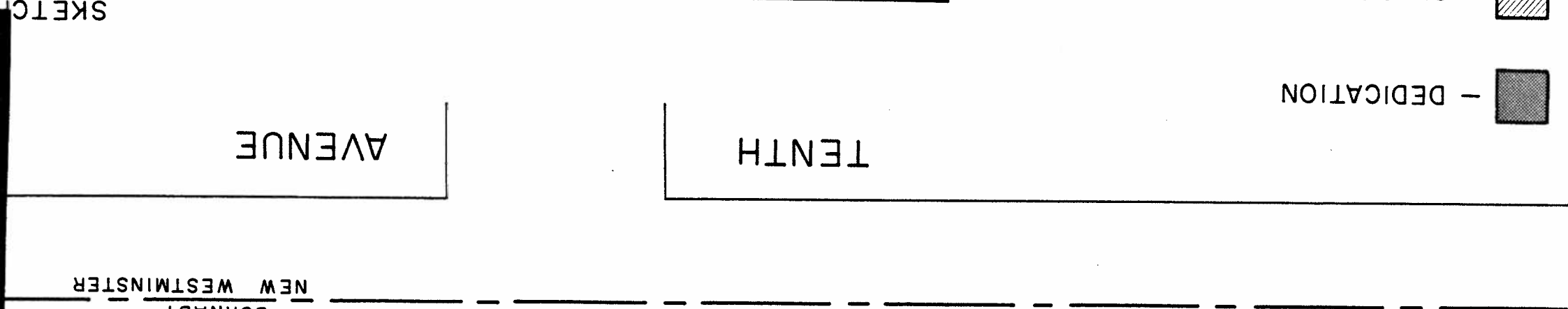
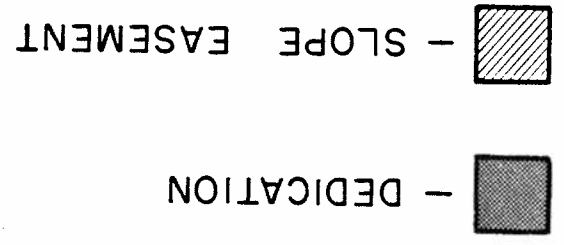
No.	DATE	REVISION	APPRVD.
1	89-01-14	ADDED SLOPE EASEMENTS	

PROPOSED  
PROPERTY DEDICATION  
FROM 8281, 8287, 8289, 8293  
TENTH AVENUE

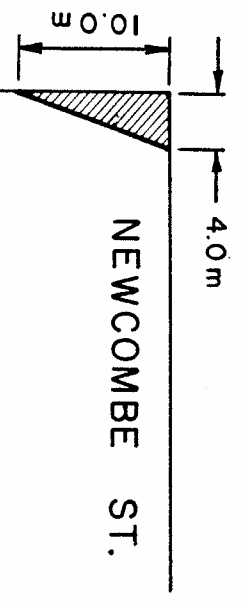
CORPORATION OF THE DISTRICT OF BURNABY  
ENGINEERING DEPARTMENT  
DIVISION

DESIGNED BY W. BARCOCK  
CHECKED BY  
APPRVD BY

SCALE N.T.S.  
DATE 89-01-11  
DRWG NO. L. 2125A



8265	B									
8269	22									
8273	23									
8277	24									
8281	25	4.0 m <sup>2</sup>	9.0m	0.9m	12.0 m <sup>2</sup>	26	8287	12.0 m <sup>2</sup>	1.7m	20.5 m <sup>2</sup>
8289	27	25.0 m <sup>2</sup>	2.5m	2.5m	25.0 m <sup>2</sup>	28	8293	25.0 m <sup>2</sup>	10.0m	4.0m



8303  
C

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SKETCH



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for the restoration of slope areas.

Conclusion

We are of the opinion that the settlement is reasonable and would recommend acceptance.

  
Peter Devonshire  
Solicitor

FAE:bi  
Attach.

