

ITEM 17  
MANAGER'S REPORT NO. 68  
COUNCIL MEETING 89/10/23

RE: SALE OF MUNICIPAL PROPERTY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

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

OCTOBER 12, 1989

ITEM 1  
Lot 5, Block 8, D.L. 35, Group 1, N.W.D., Plan 15521;  
Lot "A" Except: part dedicated road on Plan 79435,  
D.L. 35, Group 1, N.W.D., Plan 15020  
4960 and 5076 Boundary Road

ITEM 2  
Lot 12, Block 4, D.L. 76, Group 1, N.W.D., Plan 1885  
5861 Hardwick Street

ITEM 3  
Lots 1 - 24, 46, 47, 56, 100 - 102, 105, 106,  
D.L. 13, Group 1, N.W.D., Plan 81284  
Cariboo Heights Subdivision - Area 1

PURPOSE: To request Council authority to set a minimum bid price for the lots proposed for sale by the municipality.

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RECOMMENDATION:

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 - 4960 AND 5076 BOUNDARY ROAD (Sketch #2)

Staff requests authorization from Council to proceed with the sale of two lots remaining after the reconstruction of Boundary Road.

Sketch #2

Both lots are zoned R5 Residential and are capable of single family development only. 4960 Boundary Road has a frontage of 15.24 m and an average depth of 31.4 m. 5076 Boundary Road has a greater width at 26.1 m but is much shallower at 24.1 m in depth. Both lots are restricted to lane access only. Lot 5 could support a maximum gross floor area of 3,090 sq.ft. and Lot "A" a maximum gross floor area of 3,982 sq.ft.

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An analysis of comparable sales of in-fill lots on busy streets indicates a range of values from \$120,000 to \$146,000.

Based on the potential gross floor area allowable for each lot it is recommended that the minimum bid prices be set for these two lots as follows:

Lot 5	\$125,000
Lot "A"	\$135,000

ITEM 2 - 5861 HARDWICK STREET (Sketch #3)

Staff requests authorization from Council to proceed with the sale of a lot surplus to municipal needs.

This lot is located on the north side of Hardwick Street and is within a block developed with a mixture of single family and two-family dwellings. Due to its lot size and R5 zoning it has potential for two-family development. At the rear is a constructed lane which also borders the municipal works yard.

In the general vicinity prices for vacant lots are ranging from \$110,000 to \$147,500 depending on the quality of neighbourhood, lot size, location and development potential.

In view of these considerations it is recommended that the minimum bid price be set at \$140,000 for the subject lot.

ITEM 3 - CARIBOO HEIGHTS SUBDIVISION - AREA 1 (Sketch #4)

Staff requests authorization from Council to proceed with the sale of a further thirty-two lots resulting from the development of the first phase of the Cariboo Heights Subdivision.

Sketches #4, #5 and #6

These lots are zoned R9 Residential and range in size from 372 m<sup>2</sup> to 712.8 m<sup>2</sup>. For the most part they are irregularly shaped and have only minimal slope to the north. All of the lots are restricted to lane access only and are partially cleared. Due to the variable building envelopes, lot sizes, gross floor area differences and location, it has been considered necessary to set the minimum acceptable bid price individually for each lot. Vacant lot prices in east Burnaby are varying from \$110,000 to \$155,000 depending on the quality of neighbourhood, lot size and location. It should be noted, however, that some of the recorded sales are in-fill situations which differ from the subject lots where most of the lots are not directly adjacent to existing older homes. However, the recent sales, since May of this year, of sixty-nine lots in the immediate vicinity by the municipality which resulted in prices of \$120,000 to \$155,000 are more indicative of current market prices.

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In view of these circumstances, it is recommended that the minimum bid prices be set for the lots as follows:

Lots 100 and 106	\$125,000
Lots 1 - 3, 10, 11, 101, 102, 105	\$130,000
Lots 4 - 9, 12	\$135,000
Lots 13 - 18, 20, 24, 46, 56	\$140,000
Lots 19, 21 - 23, 47	\$145,000

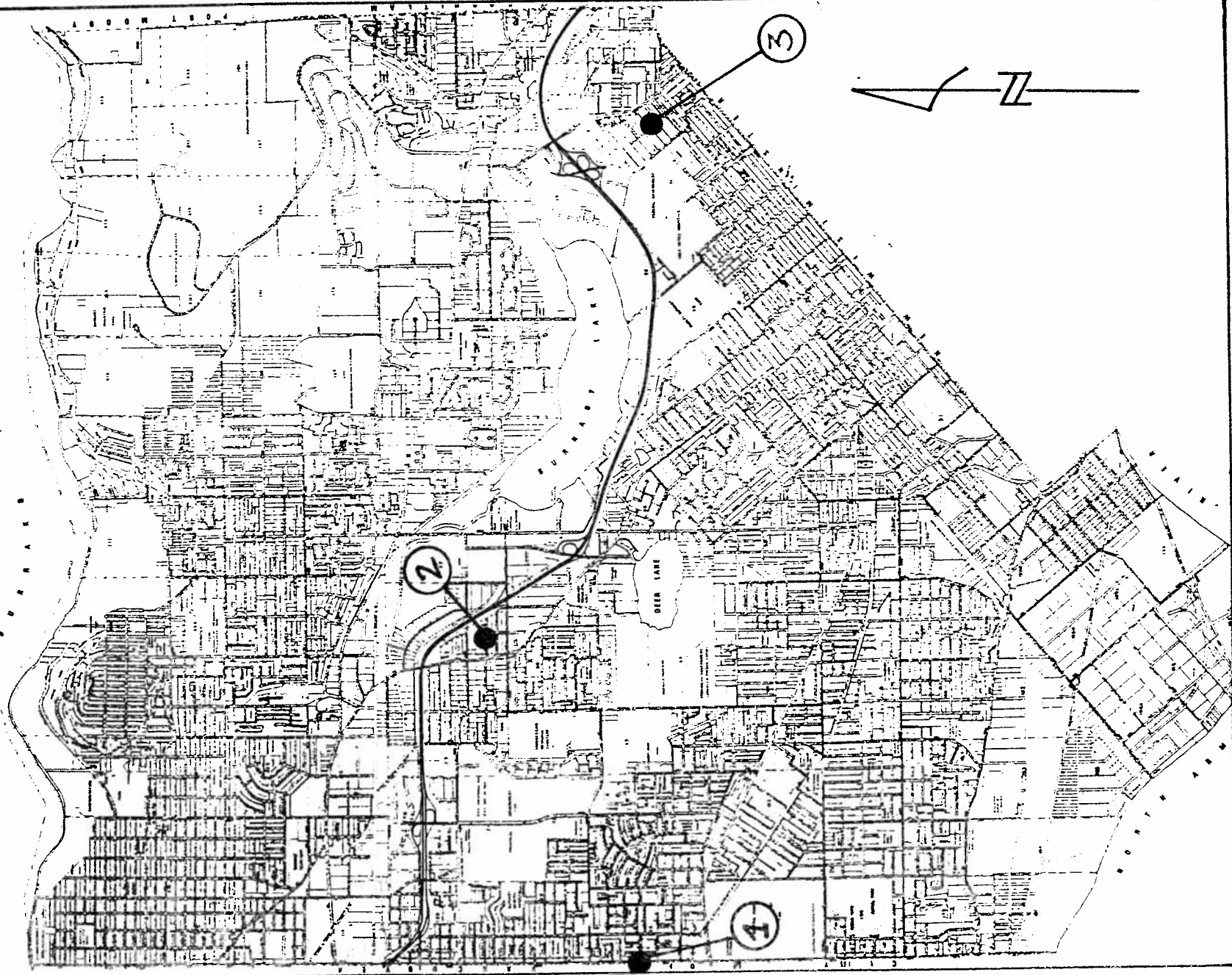
Per *P. J. Denvershire*  
 Patricia W. Flieger  
 Municipal Solicitor

HK:sb  
 Attach.

c.c. Director Administrative & Community Services  
 Director Planning & Building Inspection  
 Director Finance

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OCT 89

MUNICIPAL LOT SALES

ITEM 1 - 4960 / 5076 BOUNDARY ROAD

ITEM 2 - 5861 HARDWICK STREET

ITEM 3 - CARIBOO HEIGHTS - AREA 1

SKETCH # 1



20.12	(5824) 20.12	(5824) 20.12	(5824) 20.12
20.12	206		

20.12	20.12	20.12	20.12
5910	5930	5950	
37.80 (3540)			
7	PLAN		1
20.12	20.12	20.12	20.12

20.12	20.12	20.12	20.12
37.80 (3580)	5909	5929	5949
20	PLAN		18
20.12	20.12	20.12	20.12
	PLAN		

20.12	20.12	20.12	20.12
5810	5838	5860	5890
37.80 (3539)			
7	PLAN		10
20.12	20.12	20.12	20.12

20.12	20.12	20.12	20.12
5811	5837	5861	5879
37.80 (3579)			
14	13	12	11
20.12	20.12	20.12	20.12
	MIN ROAD		(5887)

HARDWICK ST

20.12	20.12	20.12	20.12
5812	5838	5850	5868
37.80 (3639)			
7	PLAN		10
20.12	20.12	20.12	20.12

20.12	20.12	20.12	20.12
5811	5837	5861	5887
37.80 (3679)			
14	8	8	5
20.12	20.12	20.12	20.12

GODWIN AVE

20.12	20.12	20.12	20.12
37.80 (3640)	5930	5950	
20.12	PLAN		20.12
5.49			

20.12	20.12	20.12	20.12
37.19 3680	31	5949	5955
32	PLAN 48344		18
(5939) 20.12	20.12	20.12	20.12

20.12	20.12	20.12	20.12

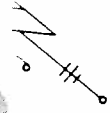
WOC

20.12	20.12	20.12	20.12
			(5888)

5861 HARDWICK ST.

SKETCH #3

TRACED, AND DERIVED FROM PLAN  
NOT USED



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LINK OF CANADA



Signatory



Signatory



PLAN 46  
THE REGISTERED OWNERS, DISSENTING HERETO,  
HEREBY DECLARE THAT THEY HAVE ENTERED INTO  
A COMPROMISE WITH THE CORPORATION OF BURNABY  
(UNISE SECTION 215) OF THE LAND TITLE ACT.

LAND SURVEYOR

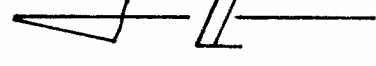
CORPORATION OF THE DISTRICT OF BURNABY

APPROVED UNDER THE LAND TITLE ACT, DATED  
THIS 22<sup>ND</sup> DAY OF MARCH, 1989.

AUTHORIZED SIGNATORY

*Anthony L. Pan*

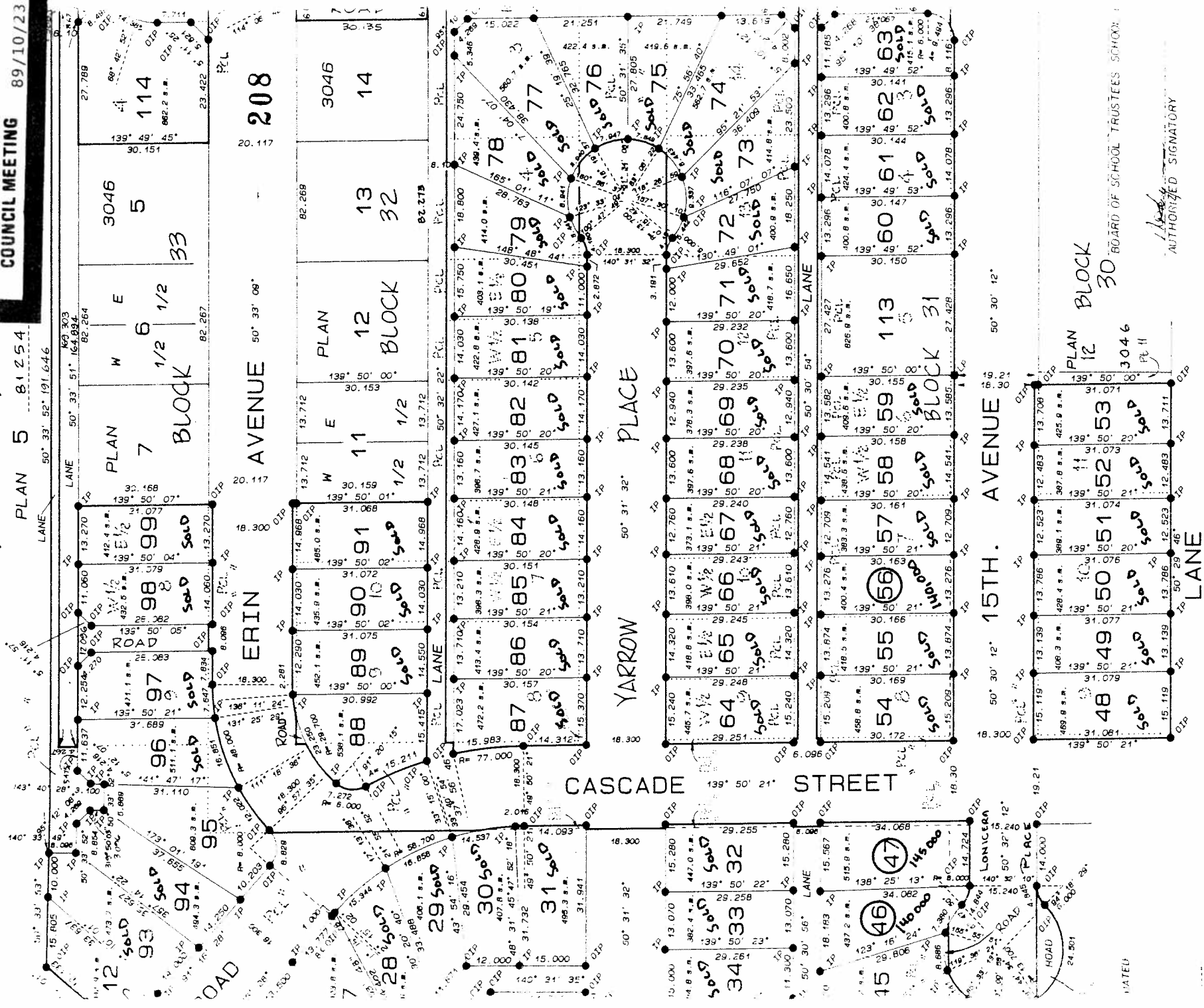
APPROVING OFFICER, DISTRICT OF BURNABY



# CARIBOO HEIGHTS - AREA 1

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D.L. 13, GP. 1, N  
 PLAN 5 81254



BOARD OF SCHOOL TRUSTEES SCHOOL:  
 AUTHORIZED SIGNATORY  
 AUTHORIZED SIGNATORY

CARIBOO HEIGHTS - AREA 1

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