

RE: SALE OF MUNICIPAL PROPERTY
LOTS 103, 104 AND 107, DISTRICT LOT 13,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 81284

LOTS A - G, DISTRICT LOT 13, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN UNREGISTERED
CARIBOO HEIGHTS SUBDIVISION - AREA 1

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER MAY 3, 1990

FROM: MUNICIPAL SOLICITOR

SUBJECT: SALE OF MUNICIPAL PROPERTY
Lots 103, 104 and 107, District Lot 13,
Group 1, New Westminster District, Plan 81284

Lots A - G, District Lot 13, Group 1, New
Westminster District, Plan Unregistered
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 location of the subject lots are shown as an overview on
Sketch #1.

Staff requests authorization from Council to proceed with the
sale of ten lots remaining in Phase I of Area 1 in the Cariboo
Heights Subdivision.

Sketches #2 and #3

These lots are zoned R9 Residential and range in size from
approximately 625 m² to 800 m². Some of the lots which slope
minimally to the north are restricted to lane access only and all
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 \$130,000 to \$157,000 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, recent sales in the immediate vicinity by the municipality which resulted in prices of \$127,000 - \$162,000 are more indicative of current market prices.

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

Lot 107 and Lots A - G \$125,000

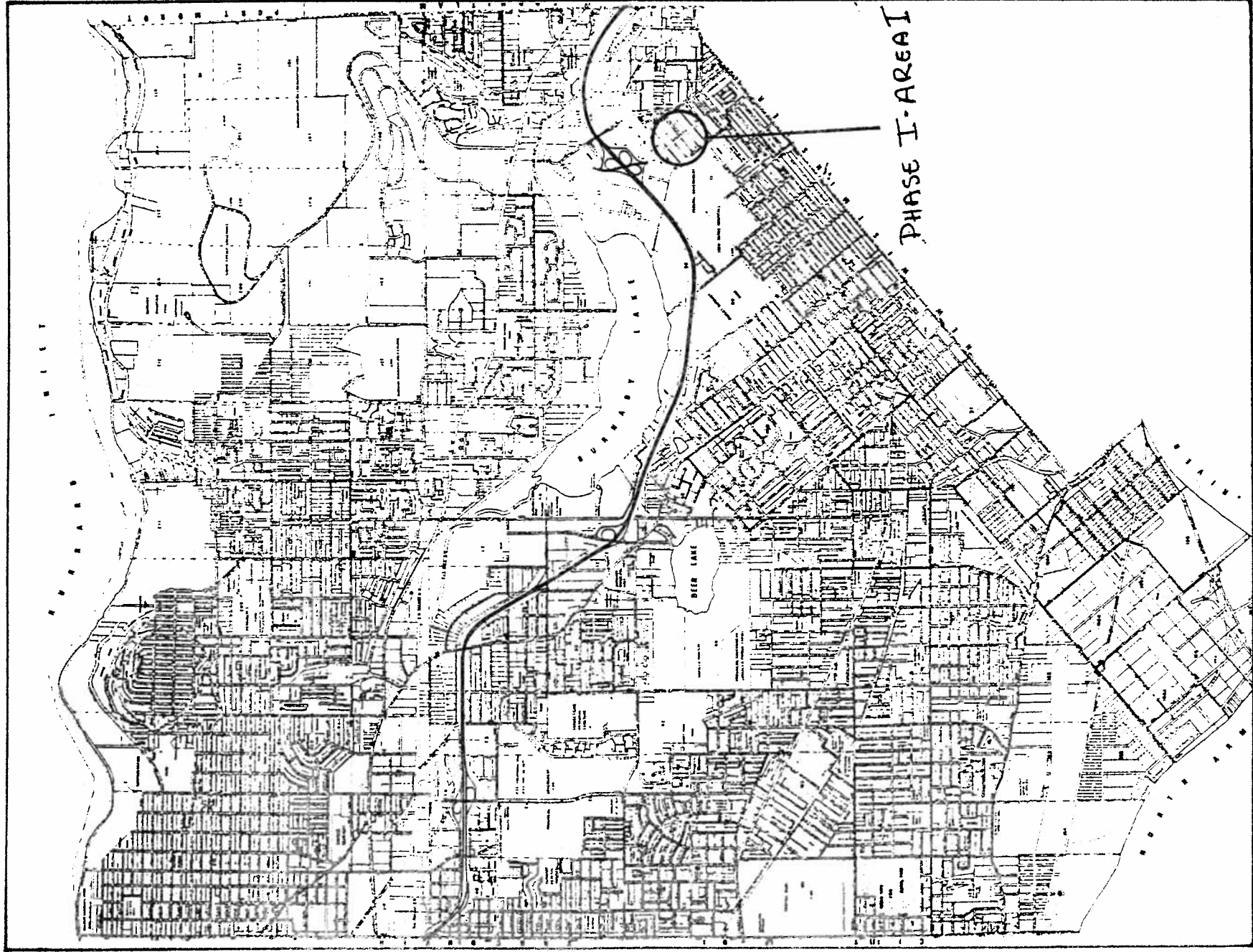
Lots 103 and 104 \$130,000

P. D. Fliieger
Per Patricia W. Fliieger
Municipal Solicitor

HK:bi
Attach.

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

ITEM 7
MANAGER'S REPORT NO. 35
COUNCIL MEETING 90/05/14



APRIL '90

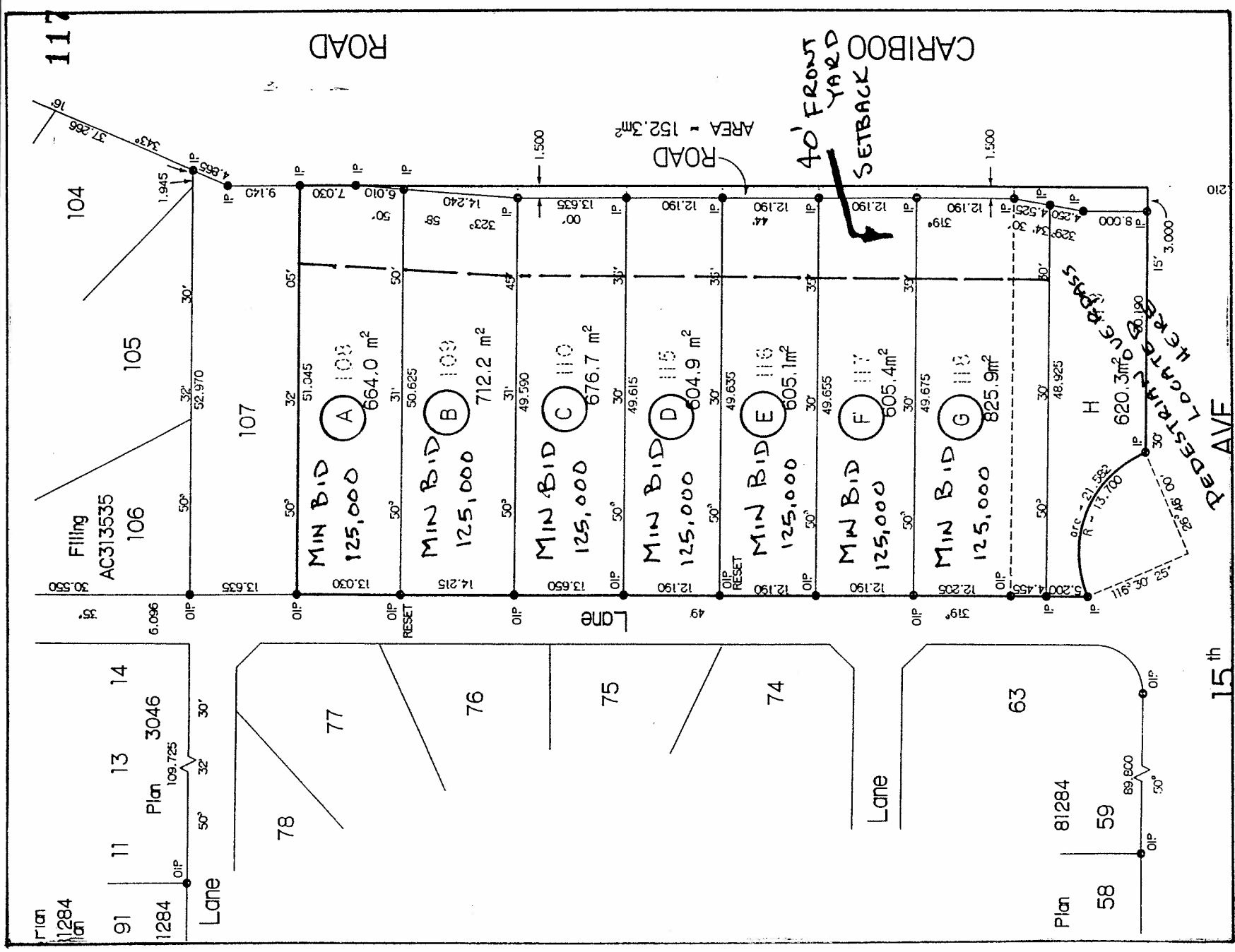
H.K.

CARIBOO HEIGHTS SUBDIVISION

PHASE I - AREA I

116

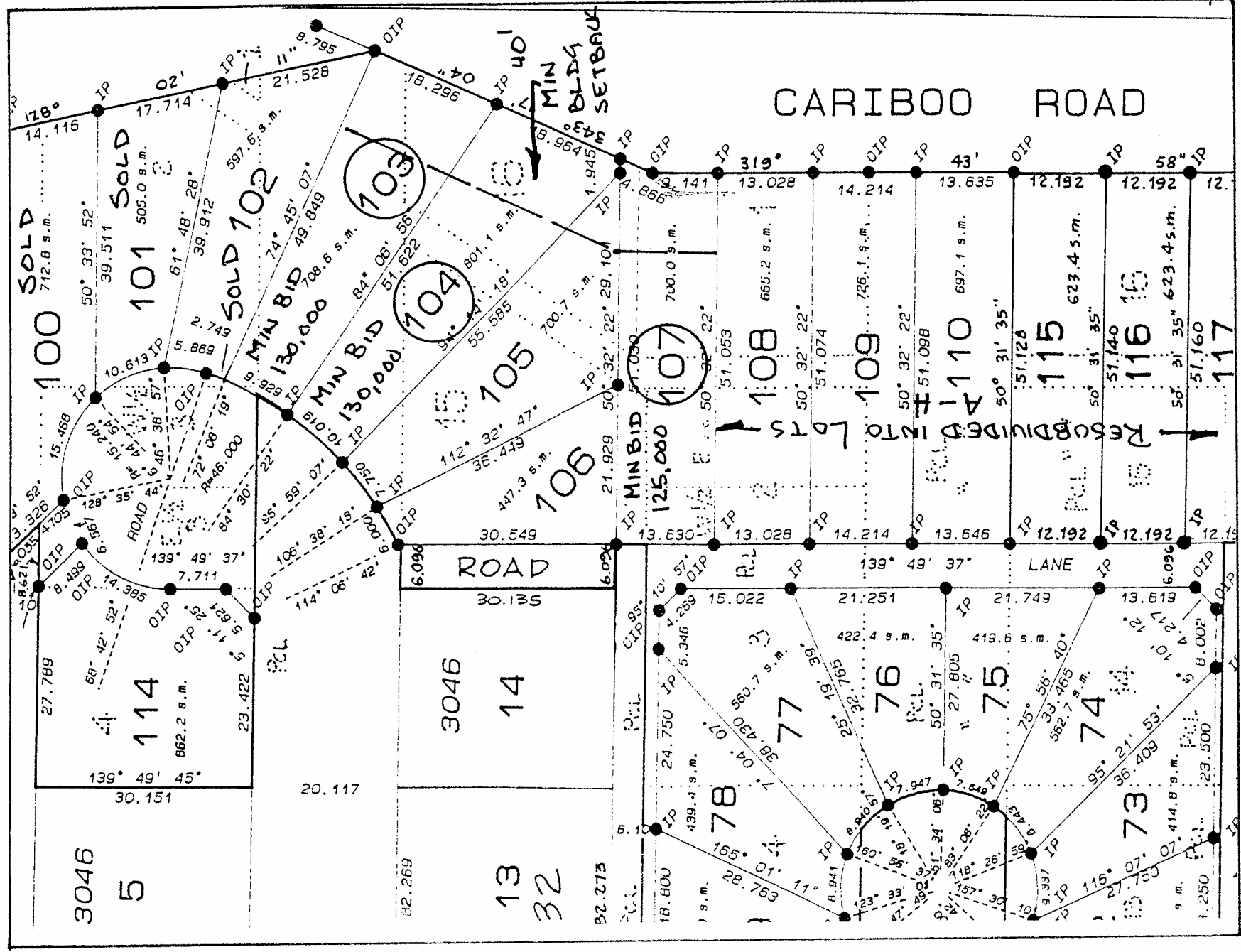
SKETCH #1



MAY 190
 H.K.

Lots A-4

SKETCH #2



MAY 190

H.K.

Lots 103, 104 & 107

SKETCH #3

