

ITEM	11
MANAGER'S REPORT NO.	34
COUNCIL MEETING	06/05/94

**TO:** CITY MANAGER

**DATE:** MAY 16, 1994

**FROM:** CITY SOLICITOR

**SUBJECT:** SALE OF CITY PROPERTY  
CAMROSE PARK - PHASE IV  
LOT 14, D.L. 59, PLAN LMP12884

CARIBOO HEIGHTS - PHASE III  
LOTS 4, 5 AND 6, D.L. 13, PLAN LMP16342

**PURPOSE:** TO REQUEST COUNCIL AUTHORITY TO SET A MINIMUM BID PRICE FOR THE LOTS PROPOSED FOR SALE BY THE CITY

**RECOMMENDATION:**

1. **THAT** the subject City owned lots be offered for sale by public tender in accordance with the conditions of sale outlined in this Report.

**R E P O R T**

**CAMROSE PARK - PHASE IV**

Lot 14 (see Sketch 1 attached) was not offered for sale along with the other lots in Phase IV of Camrose Park due to ongoing negotiations with an owner whose property is surrounded by Camrose Park. Since negotiations have failed to produce an exchange via a replot it is now in order that Lot 14 be sold. On bid, the surrounding lots sold recently at prices ranging from \$330,557.00 to \$331,111.00. In order to provide for a competitive process it is proposed that the minimum bid price for Lot 14 be set at \$330,000.00.


**CARIBOO HEIGHTS - PHASE III**

When Phase III was serviced and sold approximately two years ago the subject three lots (see Sketch 2 attached) were retained awaiting the acquisition of private property to the north which was needed in order to complete the lots. The City has now acquired the private land, the lots have been resurveyed and are complete. It is now in order that these

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three lots be sold. Since all of the vacant lots in this area resulted from city development, recent sales comparables are non-existent. However, based on recent sales of similar size properties in other areas ranging from \$293,000.00 to \$320,000.00 it is proposed that the minimum bid price for these three lots be set at \$300,000.00

  
Patricia W. Flieger  
City Solicitor

HK:bi  
Attach.  
c.c.

Director Administrative & Community Services  
Director Planning & Building  
Director Finance

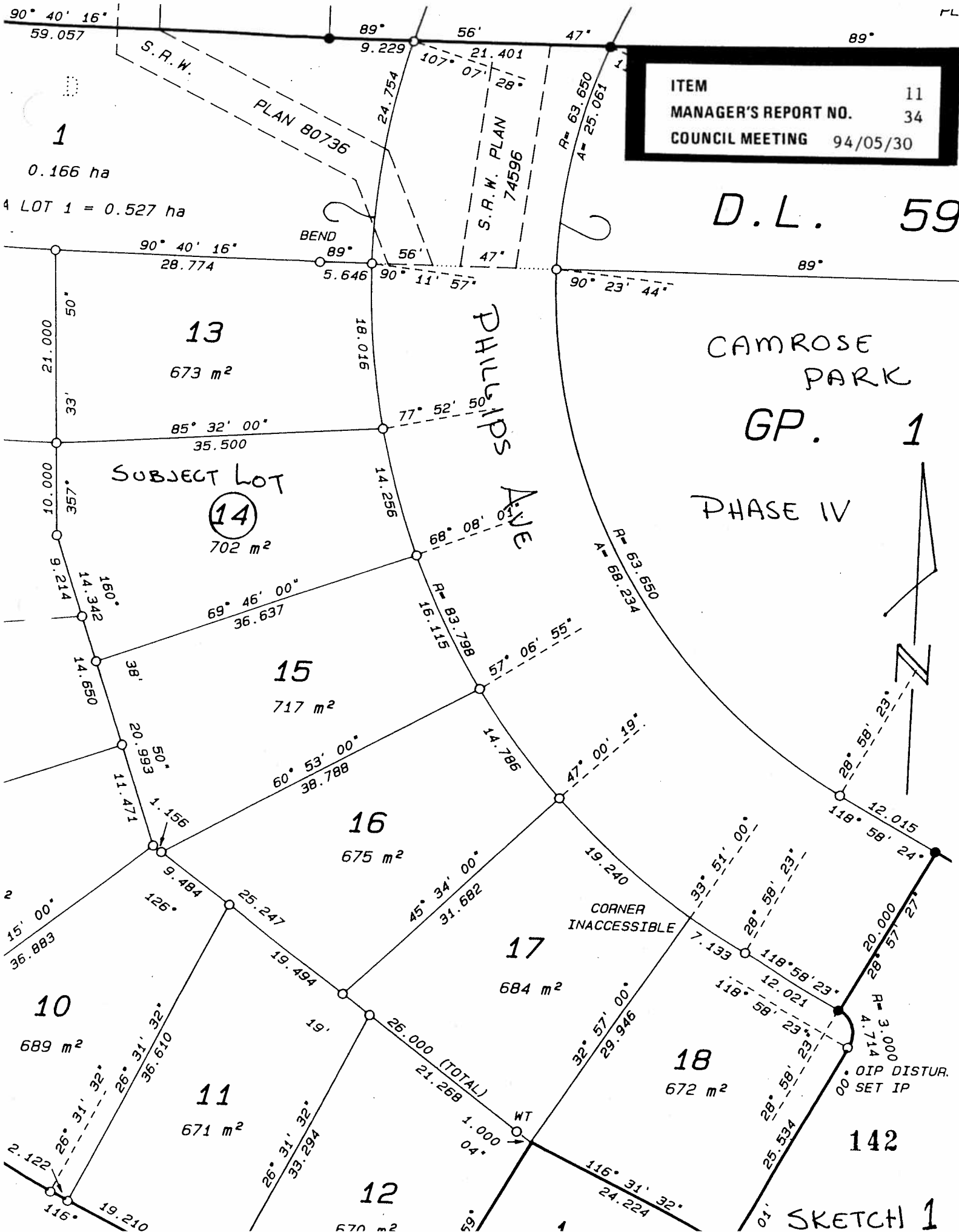
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D.L. 59

CAMROSE PARK

GP. 1

PHASE IV



90° 40' 16"  
59.057

1

0.166 ha

4 LOT 1 = 0.527 ha

90° 40' 16"  
28.774

13

673 m<sup>2</sup>

85° 32' 00"  
35.500

SUBJECT LOT

14

702 m<sup>2</sup>

21.000  
0.05  
10.000  
0.456  
9.214  
14.342  
14.850  
20.993  
11.471  
1.156  
9.484  
25.247  
19.494  
19'

15

717 m<sup>2</sup>

69° 46' 00"  
36.637

16

675 m<sup>2</sup>

60° 53' 00"  
38.788

17

684 m<sup>2</sup>

45° 34' 00"  
31.682

18

672 m<sup>2</sup>

118° 58' 23"  
12.021

142

118° 58' 23"  
12.015

118° 58' 23"  
12.015

20.000  
28° 58' 23"  
R= 3.000  
A= 4.714

00° OIP DISTUR.  
SET IP

10

689 m<sup>2</sup>

15° 00'  
36.883

26° 31' 32"  
36.610

11

671 m<sup>2</sup>

26° 31' 32"  
33.294

12

670 m<sup>2</sup>

26° 31' 32"  
33.294

25.000 (TOTAL)  
21.268

1.000  
04°

WT

32° 57' 00"  
29.946

116° 31' 32"  
24.224

118° 58' 23"  
7.133

28° 58' 23"  
20.000  
28° 57' 27"

SKETCH 1

