

ITEM	6
MANAGER'S REPORT NO.	62
COUNCIL MEETING	94/11/0

**TO:** CITY MANAGER

**DATE:** OCTOBER 26, 1994

**FROM:** CITY SOLICITOR

**SUBJECT:** CITY LOT SALE - MINIMUM BID PRICES

PARKER STREET  
 LOTS 1 - 4, D.L.'S 126 & 127, PLAN LMP12449

CAMROSE PARK SUBDIVISION  
 LOTS 5 & 13, D.L. 59, PLAN LMP12884  
 LOT 8, D.L. 59, PLAN LMP1842

MAYFIELD - SIXTH STREET LOT  
 LOT 5, D.L. 90, PLAN LMP12768

**PURPOSE:** THAT COUNCIL APPROVE NEW MINIMUM BID PRICES  
 FOR THE SUBJECT LOTS

**RECOMMENDATION:**

1. **THAT** new minimum bid prices be set as proposed in the attached report.

**R E P O R T**

**PARKER STREET LOTS**

The subject four lots (see Sketch 1 attached) in the 4900 block Parker Street have been offered on the last five bid packages at the following minimum prices:

Lots 1 and 2	\$260,000
Lot 3	\$265,000
Lot 4	\$275,000

To date no bids have been received. Based on comments from potential purchasers, it would seem that the traffic volume on Parker and the lack of lane access are the greatest impediments to the sale of these lots. At a lower bid price it is felt that more interest will be generated in the lots. The proposed reduction of \$20,000 per lot would result in bid prices as follows:

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Lots 1 and 2	\$240,000
Lot 3	\$245,000
Lot 4	\$255,000

### CAMROSE PARK SUBDIVISION

The subject 3 lots (see Sketches 2 and 3 attached) have been offered in the last four bid packages. No bids have been received at the following minimum bid prices:


Lot 5	\$270,000
Lot 8 LMP 1842	\$270,000
Lot 13	\$315,000

Lots 5 and 8 are considered to be difficult lots due to their location near Lougheed Highway and their ground conditions. Lot 13 has a public walkway located within the northerly 10' of the lot. This contributes to a lack of privacy and security. A proposed reduction of \$20,000 per lot to stimulate bids would result in bid prices as follows:

Lot 5	\$250,000
Lot 8 LMP 1842	\$250,000
Lot 13	\$295,000

### MAYFIELD & SIXTH STREET LOT

Lot 5 (see Sketch 4 attached) on Cheshire Court has been offered in the last five bid packages at a minimum bid price of \$310,000 with no bids received to date. The location of Lot 5 at the end of a cul-de-sac makes this lot less attractive than the other eight lots originally subdivided. It is proposed that the minimum bid price be lowered to \$295,000 in order to compensate for a less desirable location.

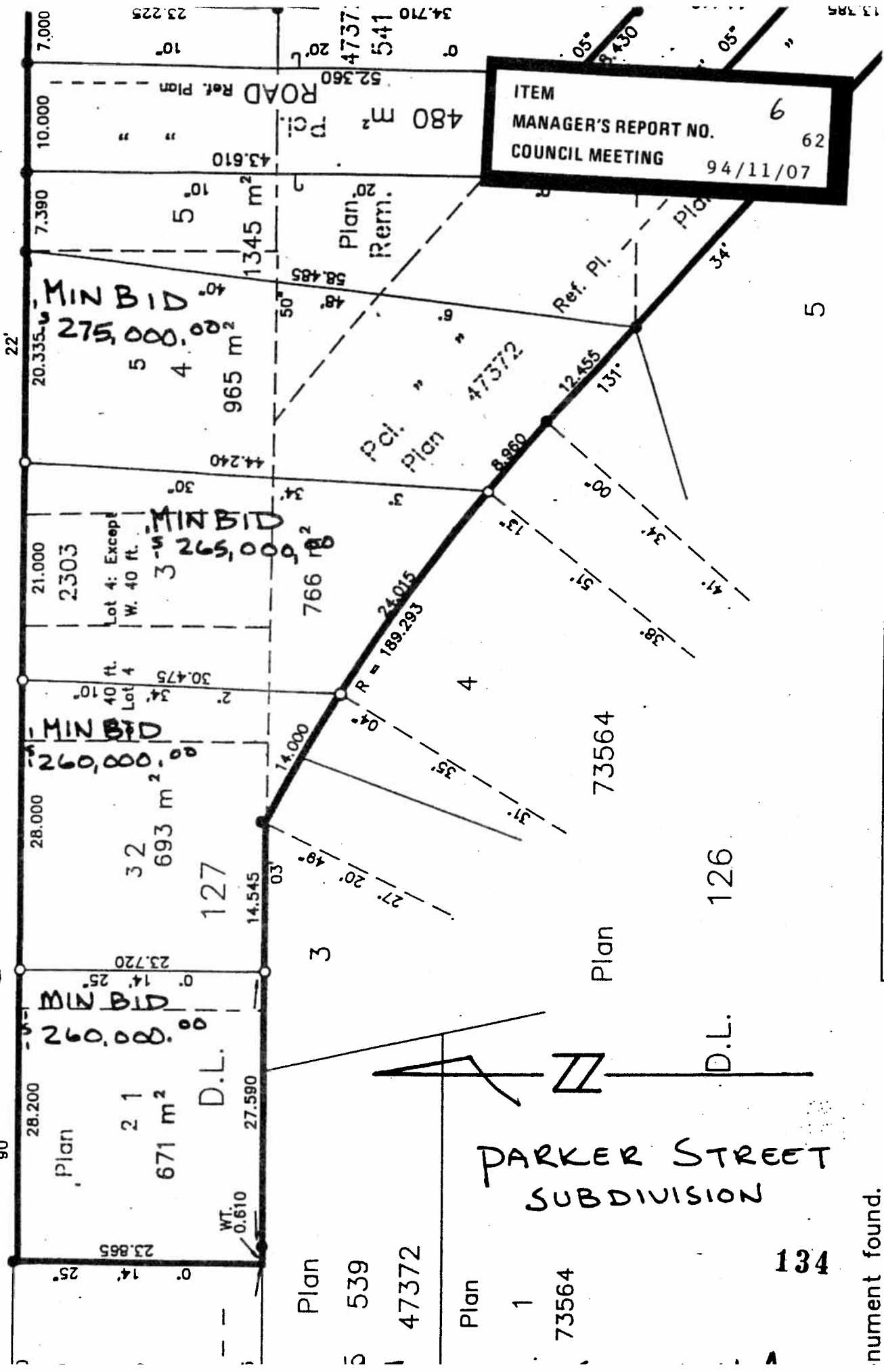
  
for Patricia W. Flieger  
City Solicitor

HK:bi  
Attach.  
c.c.

Director Administrative & Community Services  
Director Planning & Building  
Director Finance

Scale 1 : 500

PARKER STREET

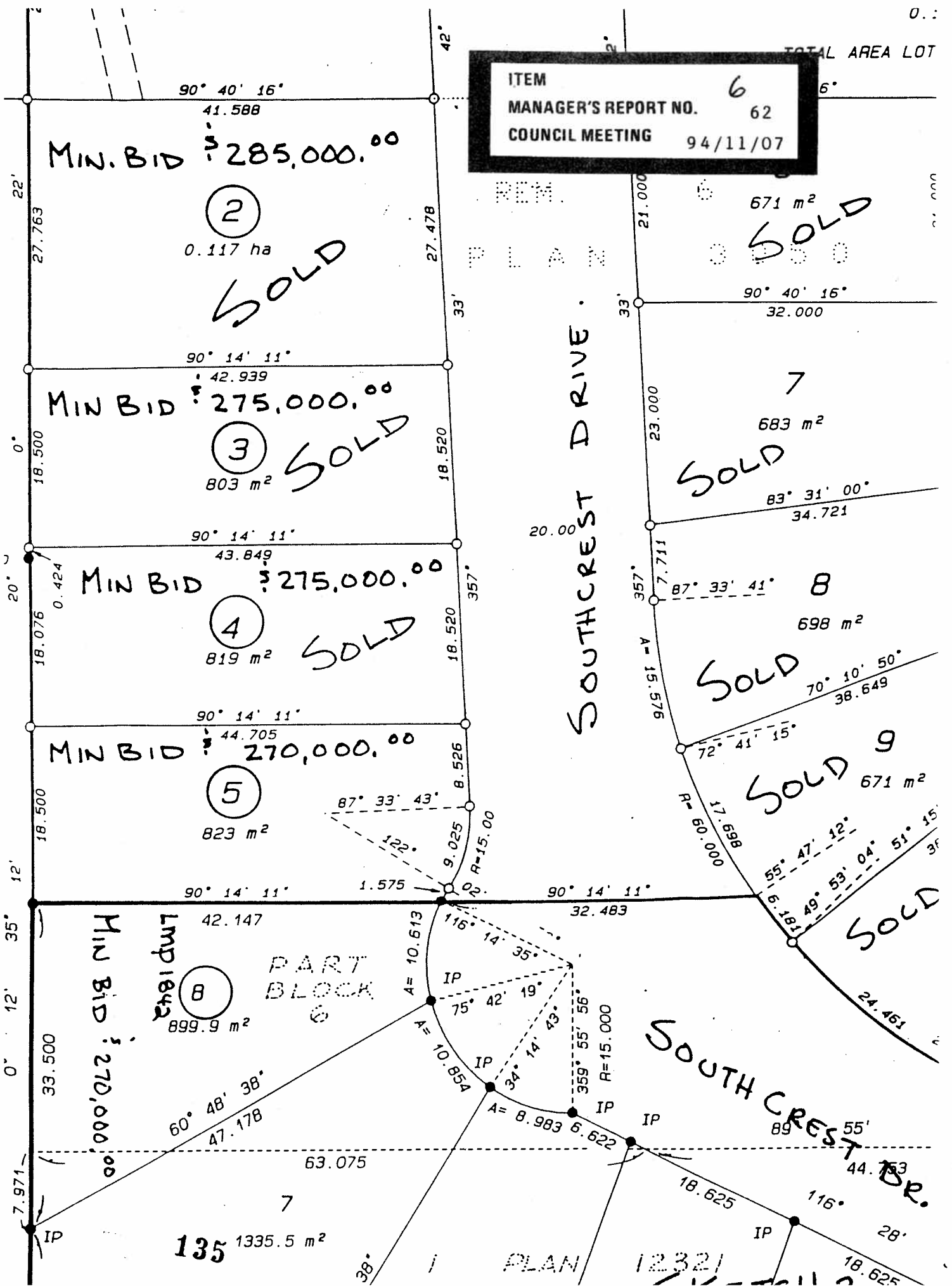


PARKER STREET SUBDIVISION

Plan 5 539  
 Plan 1 47372  
 Plan 1 73564  
 D.L. 126  
 134

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MIN. BID \$285,000.00

(2)

0.117 ha

SOLD

MIN BID \$275,000.00

(3)

803 m<sup>2</sup>

SOLD

MIN BID \$275,000.00

(4)

819 m<sup>2</sup>

SOLD

MIN BID \$270,000.00

(5)

823 m<sup>2</sup>

MIN BID \$270,000.00

(8)

899.9 m<sup>2</sup>

PART BLOCK 6

671 m<sup>2</sup>  
SOLD

7

683 m<sup>2</sup>

SOLD

8

698 m<sup>2</sup>

SOLD

SOLD 9

671 m<sup>2</sup>

SOLD

SOUTH CREST DR.

PLAN

12321

135

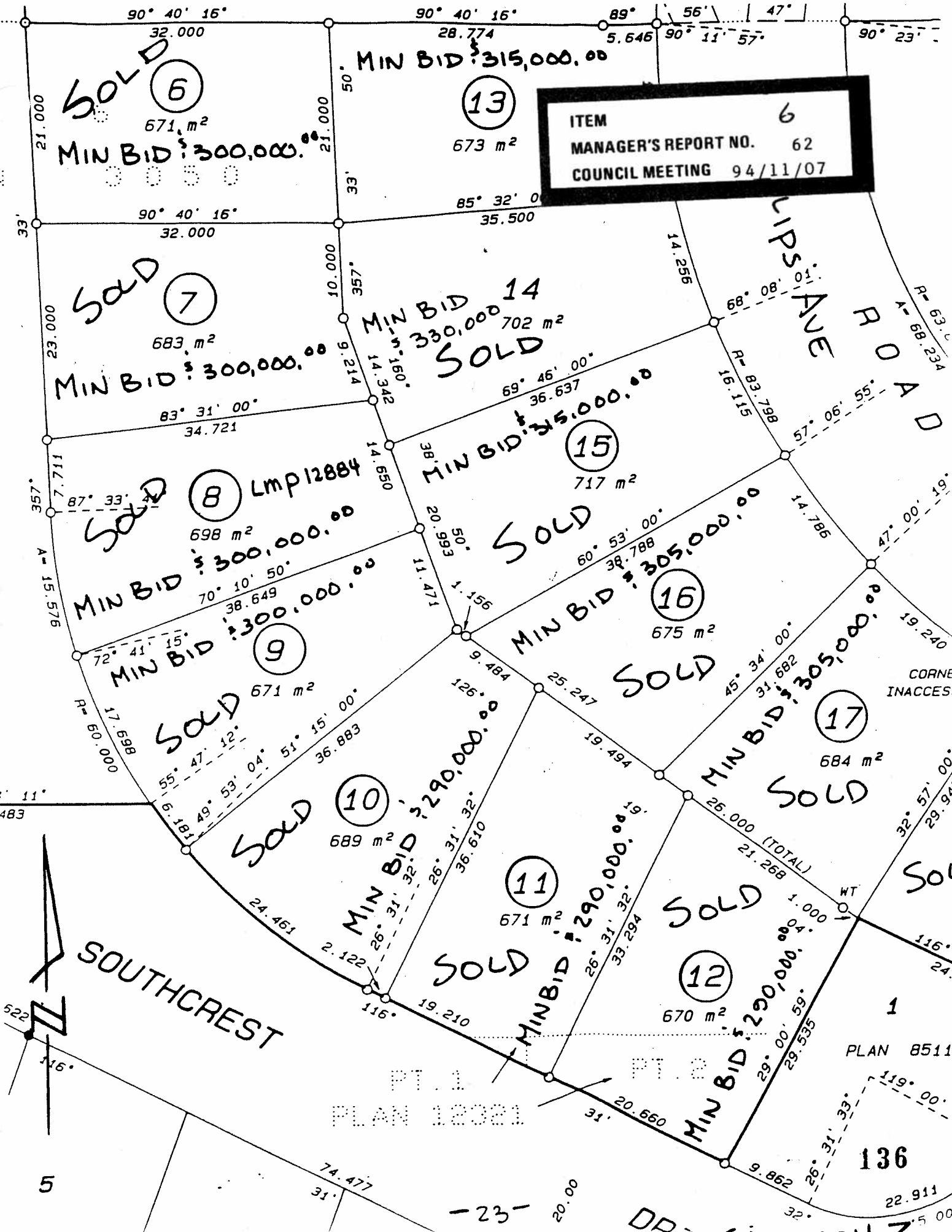
1335.5 m<sup>2</sup>

28'

18.625

18.625

35'



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**SOLD** (6)  
 671 m<sup>2</sup>  
 MIN BID: \$300,000.00

MIN BID: \$315,000.00  
 (13)  
 673 m<sup>2</sup>

**SOLD** (7)  
 683 m<sup>2</sup>  
 MIN BID: \$300,000.00

MIN BID: \$330,000.00  
 702 m<sup>2</sup>  
**SOLD** 14

**SOLD** (8) LMP 12884  
 698 m<sup>2</sup>  
 MIN BID: \$300,000.00

MIN BID: \$315,000.00  
 (15)  
 717 m<sup>2</sup>

MIN BID: \$300,000.00  
 (9)  
 671 m<sup>2</sup>

**SOLD**  
 MIN BID: \$305,000.00  
 (16)  
 675 m<sup>2</sup>

**SOLD** (10)  
 689 m<sup>2</sup>  
 MIN BID: \$290,000.00

MIN BID: \$305,000.00  
 (17)  
 684 m<sup>2</sup>  
**SOLD**

**SOLD** (11)  
 671 m<sup>2</sup>  
 MIN BID: \$290,000.00

**SOLD** (12)  
 670 m<sup>2</sup>  
 MIN BID: \$290,000.00

SOUTHCREST

PT. 1  
 PLAN 12021

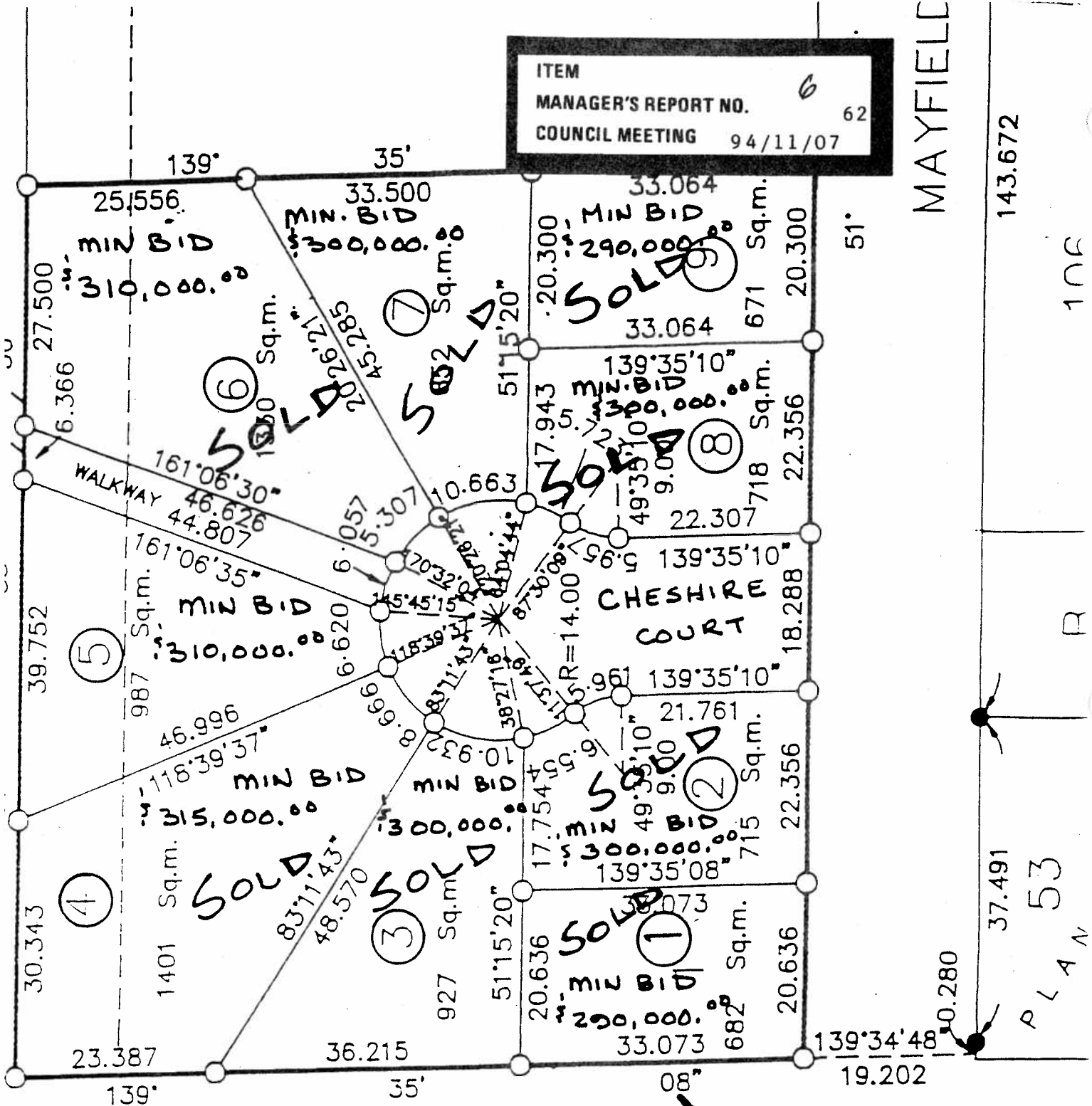
PT. 2

PLAN 8511

136

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MAYFIELD



143.672  
 106

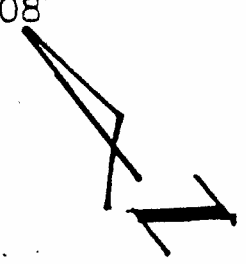
R

37.491  
 53  
 PLAN

SIXTH STREET

137

OLD IRON POST FOUND  
 AD PLUG FOUND  
 POST SET  
 PLUG SET  
 TROL MONUMENT FOUND  
 ETRES



AN OLSEN  
 BRITISH