



Corporate NO: R011

Report COUNCIL DATE: January 24, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: January 17, 2000**

FROM: Manager, Facilities & Realty **FILE: 0540-001/18**
Engineering Department

SUBJECT: Sale of City Land at 13079 Stuart Place

RECOMMENDATION

That Council:

1. accept the highest offer received for the sale of the City property at 13079 Stuart Place; and
2. reject all other offers received.

BACKGROUND

Site

The subject property is a 10,221 sq.ft. residential lot in the Cedar Hills neighbourhood. The property is improved with a 26 year old single family residence that was extensively vandalized in an August 1999 break and enter. The property was purchased by the City in 1981 and has been rented out until the recent break and enter. The 1999 assessed value of the site is \$200,800 (\$58,800 improvements) (\$142,000 land).

Zoning

The subject property is zoned RF (Single Family Residential) and is designated Urban in the OCP. The land use immediately surrounding the site is single family residential.

DISCUSSION

As a result of the excessive cost to bring this dwelling to rentable standards, the City advertised the sale of the

property in local papers in December 1999. All interested parties were required to have their offers in by January 7, 2000. There were seven offers received, six of which were below appraised value. It is the intent of all interested parties to repair the dwelling and either rent the property or use it as their principal residence.

This property is not required by the City and there were no concerns raised by City Departments when asked to comment on the proposed sale. If approved by Council, the sale will complete on January 28, 2000. As per the requirements of Sections 186 & 187 of the Municipal Act, notice of the sale was advertised in the local papers.

CONCLUSION

The City-owned property at 13079 Stuart Place is surplus to the City's requirements. Seven offers have been submitted as a result of advertising placed in local newspapers. All offers except the recommended offer were below appraised value. Based on price, it is recommended that Council accept the highest offer received for the sale of the property at 13079 Stuart Place and reject all other offers received.

Jorgen Johansen, P.Eng.

Manager, Facilities & Realty

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Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site