



Corporate *NO: R113*

Report *COUNCIL DATE: May 15, 2000*

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 12, 2000**

FROM: General Manager, Engineering **FILE: 0540-001/09**

SUBJECT: Proposed Sale of City Property at 15699 - 32 Avenue

RECOMMENDATION

That Council accept the first offer received to purchase the City property at 15699 - 32 Avenue.

BACKGROUND

In February 2000, Council considered a report (Item No. R035) that dealt with an offer to purchase the City property located at 15699 - 32 Avenue. Council approved the recommendation that the property be marketed for sale, and that the offer be accepted provided no other offer of equal or greater value and/or with more acceptable terms and conditions was received from marketing the property.

Property Description

The subject property consists of a site area of 1.18 hectares (± 2.92 acres), improved with a single family dwelling and outbuildings. The property is one of two remainder parcels of an assembly of properties purchased in 1996 and 1997 for the park and school site that is designated in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). In 1999, the assembled site was subdivided into the park site, the school site, the subject site, and another severed remainder parcel of 0.297 hectare, with the school site being sold to the Surrey School District.

Zoning, Plan Designations and Land Uses

The subject property is currently zoned A-1 (General Agricultural) and designated Multiple Residential in the Official Community Plan (OCP). The NCP designates the property for Garden Apartment (maximum three storeys). The surrounding land uses include a mix of single family homes and townhouses, vacant sites slotted for future housing, and the future school and park site immediately north of the subject property.

DISCUSSION

Notice of the intention to sell the City property was advertised twice in the local newspaper in compliance with Section 187 of the Municipal Act. An asking price was stipulated in the notice, and interested parties were invited to make an offer before a closing date. Two offers were received before the closing date in addition to the original offer considered by Council in February 2000. One of the two offers received and the original offer reflect market value. The latest offer is slightly higher than the original offer. When all conditions of the two offers are considered, the original offer is the recommended offer.

CONCLUSION

The City property at 15699 - 32 Avenue is surplus to the City's requirement, and the City departments have no objections to selling this property. The City has advertised the sale of the property and two additional offers have been received. One of the two offers received and the original offer reflect market value. It is recommended that Council accept the original offer to purchase the City property at 15699 - 32 Avenue.

Jorgen Johansen, P. Eng.

General Manager, Engineering

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Appendices

I. Location Map

II. Site Map

III. Aerial Photograph

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