



Corporate NO: R231

Report COUNCIL DATE: October 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 10, 2000**

FROM: General Manager, Engineering **FILE: 2152-03200**

SUBJECT: Sale of a ±1,212 m² Portion of City Property at 15263 - 32 Avenue and Road Dedication of a ±1,212 m² Portion of BC Hydro Property at 15241 - 32 Avenue

RECOMMENDATION

That Council approve the sale of a ±1,212 m² portion of the City owned property at 15263 - 32 Avenue in consideration for the road dedication of a ±1,212 m² portion of the BC Hydro owned property at 15241 - 32 Avenue, subject to compliance with the appropriate notice provisions of Section 187 of the Local Government Act.

DISCUSSION

1. Property Description

The City property at 15263 - 32 Avenue is a vacant parcel that has a site area of ±0.676 hectare (±1.67 acres). It is one of two properties that were purchased in 1991 for the construction of Fire Hall No. 17 and road purposes. The subject property has been identified as surplus to the City's requirements.

The BC Hydro property at 15241 - 32 Avenue is a vacant parcel with a 152 Street frontage that is immediately west of the City property at 15263 - 32 Avenue. BC Hydro is planning to construct a substation on this ±1.016 hectare (±2.51 acre) land parcel.

2. Zoning, Plan Designations and Land Uses

The City property at 15263 - 32 Avenue is zoned General Agricultural (A-1) and designated Industrial in the Official Community Plan, and Business Park Zone in the proposed Rosemary Heights Business Park NCP. The BC Hydro property has the same land designations as the City property.

3. Purpose of the Land Exchange

The Engineering Department has requested the acquisition of an 11.5 metre wide strip along the 152 Street frontage of BC Hydro property for additional road allowance. BC Hydro has agreed to dedicate this 11.5 metre wide strip of land in exchange for the City transferring title in an equivalent strip from the west side of the City property at 15263 - 32 Avenue. The portion of City land to be transferred will be consolidated with the remainder of the BC Hydro land. The net result of the exchange is that BC Hydro will be left with exactly the same quantity of land in the same shape and dimension as the original parcel.

The lands to be exchanged each comprise $\pm 1,212 \text{ m}^2$ in area, and the consideration for the transfer and road dedication will be \$1.00. The City will bear all costs associated with the subdivision and lot line adjustment. The Planning & Development Department has been consulted on the land exchange, and has advised that the subdivision will be dealt with as a subdivision of convenience.

CONCLUSION

The Engineering Department requires the $\pm 1,212 \text{ m}^2$ portion of BC Hydro property at 15241 - 32 Avenue for additional road allowance. Staff have negotiated an exchange of the required land with an equivalent portion of the City property at 15263 - 32 Avenue. It is recommended that the $\pm 1,212 \text{ m}^2$ portion of the City property at 15263 - 32 Avenue be transferred to BC Hydro for consolidation with its parcel at 15241 - 32 Avenue. In consideration of the transfer, BC Hydro will dedicate the $\pm 1,212 \text{ m}^2$ portion of its property for road purposes.

Jorgen Johansen, P.Eng.

General Manager, Engineering

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Appendices

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