



Corporate NO: R161

Report COUNCIL DATE: July 16, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 10, 2001**

FROM: General Manager, Engineering **FILE: 0540-031**

SUBJECT: Proposed Sale of City Lands at 18937 - 64 Avenue and a Portion of 18915 - 64 Avenue (Map 68)

RECOMMENDATION

That Council approve the sale of the City-owned land located at 18937 - 64 Avenue and a portion of the City-owned land located at 18915 - 64 Avenue.

BACKGROUND

Property Description

The subject City-owned land consists of a vacant 3.3 acre parcel located at 18937 - 64 Avenue and a 0.34 acre vacant portion of the adjacent Fire Hall No. 15 site located at 18915 - 64 Avenue. The net developable area of the properties is 3.31 acres, after road dedication.

Zoning, Plan Designations and Land Uses

The subject properties are currently zoned RA (One-Acre Residential) and designated Urban in the Official Community Plan. The North Cloverdale East Neighbourhood Concept Plan identifies the properties as RF (Single Family Residential). The surrounding land uses include new single family residential to the west and south and multi family residential to the north. The lands to the east of the subject are improved with older residential dwellings awaiting redevelopment.

DISCUSSION

The City-owned land at 18937 - 64 Avenue is surplus to the City's requirements. The portion of land at 18915 - 64 Avenue is the northern portion of Fire Hall No. 15. The Acting Fire Chief has indicated that this portion of the site will not be required by the Fire Department. Notice of the intention to sell these surplus lands was advertised in the local newspaper in May 2001 in compliance with Sections 186 and 187 of the Local Government Act. An asking price was stipulated in the notice and interested parties were invited to submit their offers by June 28, 2001. Eight information packages were picked up by interested parties. As of the closing date, only one offer had been submitted.

The offer is at the asking price and will close after the portion of land at 18915 - 64 Avenue has been consolidated with the property at 18937 - 64 Avenue. Upon acceptance of the offer, the developer is proposing to apply for rezoning and subdivision in accordance with the North Cloverdale East Neighbourhood Concept Plan.

CONCLUSION

The City-owned land located at 18937 - 64 Avenue and a portion of City-owned land located at 18915 - 64 Avenue are surplus to the City's requirements. The City has advertised the sale of these lands and one offer has been received. The offer is at the advertised asking price. It is therefore recommended that Council accept the submitted offer to purchase the City-owned land at 18937 - 64 Avenue and a portion of the City-owned land at 18915 - 64 Avenue.

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Appendices

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