



Corporate NO: R183

Report COUNCIL DATE: September 4, 2001

REGULAR COUNCIL

TO: Mayor & Council DATE: **August 28, 2001**

FROM: General Manager, Engineering FILE: **0540-016**

SUBJECT: Proposed Sale of City Lands at 15263 & 15283 - 32 Avenue (Map 104)

RECOMMENDATION

That Council accept the highest offer received to purchase the City lands located at 15263 & 15283 - 32 Avenue.

BACKGROUND

Property Description

The subject lands are two adjacent land parcels located in the Rosemary Heights neighbourhood, having a combined site area of ± 1.416 hectares (± 3.5 acres). The first property located at 15263 is vacant and has a site area of ± 0.554 hectare (± 1.37 acres). The second property located at 15283 - 32 Avenue has a site area of ± 0.862 hectare (± 2.13 acres), and is improved with a single family dwelling that the City currently rents.

Zoning, Plan Designations and Land Uses

The property located at 15263 - 32 Avenue is currently zoned General Agricultural (A-1) and the property located at 15283 - 32 Avenue is currently zoned One Acre Residential (RA). Both properties are designated Industrial in the Official Community Plan (OCP) and Business Park in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).

DISCUSSION

The subject lands are not required for civic uses. Notice of the intention to sell these surplus lands as a combined site was advertised in the local newspapers in compliance with Sections 186 and 187 of the Local Government Act. Interested parties were invited to submit their offers by August 23, 2001. The City has received nine offers to purchase the lands.

All of the terms and conditions of the nine offers, including offer prices, completion dates, subject conditions, and the proponents' development plans for the site have been reviewed in order to determine each offer's overall value to the City. The offer that represents the best value to the City has the highest bid price, one subject condition that pertains to the rezoning of the lands to a use that will conform to the NCP designation, and an anticipated completion date in late March 2002.

CONCLUSION

The subject lands located at 15263 & 15283 - 32 Avenue are surplus to the City's needs. The City has advertised the sale of these lands and nine offers have been received. The offer with the highest bid price represents the best overall value to the City. It is therefore recommended that Council accept the highest offer received for the sale of the City lands located at 15263 & 15283 - 32 Avenue.

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Appendices

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