



Corporate NO: R215

Report COUNCIL DATE: *October 22, 2001*

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 15, 2001**

FROM: General Manager, Engineering **FILE: 0540-035**

SUBJECT: Proposed Sale of City Property at 14652 - 105A Avenue (Map 13)

RECOMMENDATION

That Council accept the current offer received to purchase the City property located at 14652 - 105A Avenue (PID No. 009-684-565) for consolidation purposes, subject to compliance with the appropriate notice provisions of Section 187 of the Municipal Act.

BACKGROUND

Property Description

The subject property represents a vacant parcel comprised of ± 0.38 ha (± 0.94 acre) in site area. The land is currently held in Parks, Recreation and Culture's parkland inventory. The property has however, been deleted from the Parks, Recreation and Culture Master Plan, as the property is surplus to its needs.

Zoning, Plan Designations, and Land Uses

The subject property is currently zoned Single Family Residential (RF), and designated Multiple Residential in the Official Community Plan. The surrounding land uses are a mix of single family housing, townhouses and apartment complexes.

DISCUSSION

The City has received an offer from a developer to purchase the subject property for a townhouse development incorporating adjacent lands at a price that reflects market value. The City property is a long, narrow parcel, which is not suitable for an independent development to its highest and best use for multiple residential due to its

small size and narrow width. The buyer intends to consolidate the City property with its recently purchased adjacent property located at 14656 - 105A Avenue for a townhouse development.

All City departments have been consulted, and there are no objections to the sale of the subject property.

CONCLUSION

The City property located at 14652 - 105A Avenue is surplus to the City's needs. The City has received an offer to purchase this property at a price that reflects market value. It is recommended that Council accept the current offer to purchase the City property at 14652 - 105A Avenue for consolidation and development with the adjacent land at 14656 - 105A Avenue, subject to the notice requirements under Section 187 of the Local Government Act.

Jorgen Johansen, P.Eng.
General Manager, Engineering

AW/mpr

j:\property\admin\corprpts\2001\10121255-aw.doc

KJJ 10/23/01 11:22 AM

Appendices

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