



# **Corporate** NO: R242

# **Report** COUNCIL DATE: December 3, 2001

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: November 26, 2001**

**FROM: General Manager, Engineering**    **FILE: 8380-294/A**

**SUBJECT: Sale of a ±520.6 m<sup>2</sup> Portion of City Property at 3501 - 152 Street(Map 103)**

## **RECOMMENDATION**

That Council approve the sale of a ±520.6 m<sup>2</sup> portion of the City property located at 3501 - 152 Street for consolidation purposes, subject to compliance with the appropriate notice provisions of Section 187 of the Local Government Act.

## **BACKGROUND**

### **1. Property Description**

The subject property represents a one-acre parcel of undeveloped parkland that was transferred to the City in 1979 under the City's subdivision by-laws. The property has legal access by way of an easement east from 152 Street, and is bisected by Barbara Creek. The ±520.6 m<sup>2</sup> portion of the property that is intended for sale lies west of the creek protective setback.

### **2. Zoning, Planning Designations and Land Use**

The subject property is currently zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Rosemary Heights West Neighbourhood Concept Plan (NCP) designates the western ±520.6 m<sup>2</sup> portion of the property for "Cluster Housing" and the remainder land for "Open Space."

## **DISCUSSION**

The NCP designates the subject ±520.6 m<sup>2</sup> portion of the City property at 3501 - 152 Street for "Cluster Housing" and the adjacent lands located at 3520, 3530 & 3560 - 150 Street for both "Cluster Housing" and "Townhouse." The subject ±520.6 m<sup>2</sup> of land has limited development potential on its own. Its highest and best use is deemed to be residential development in conjunction with the adjacent lands.

Staff have negotiated the sale of the subject ±520.6 m<sup>2</sup> of land for consolidation and development with the adjacent lands. The terms and conditions of the sale are reasonable, and the purchase price reflects the market value for the land as determined by staff appraisers. The City departments have been consulted, and there are no objections to the sale of the subject ±520.6 m<sup>2</sup> of land.

## **CONCLUSION**

The subject land lies outside of the protective setback for Barbara Creek and is not required for park purposes. Its highest and best use is residential development in conjunction with adjacent lands. It is recommended that the subject ±520.6 m<sup>2</sup> portion of the City parkland located at 3501 - 152 Street be sold for consolidation and development with the adjacent lands at 3520, 3530 & 3560 - 150 Street, subject to the notice requirements under Section 187 of the Local Government Act.

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## Appendices

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