



Corporate NO: R102

Report COUNCIL DATE: May 28, 2002

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 22, 2002**

FROM: General Manager, Engineering **FILE: 0910-40/6**

SUBJECT: Proposed Sale of City Lands at 15805 - 108 Avenue (Map 14)

RECOMMENDATION

That Council approve the sale of a portion of City land located at 15805 - 108 Avenue to the successful proponent, subject to approval from the City Solicitor.

BACKGROUND

In 2000 the City purchased the 2.3 acre site at 15805 - 108 Avenue for road and drainage purposes. Funding for the completion of the detention facility proposed for this site is included in the current 10 year plan and is allocated for 2003 - 2004. Area development must currently provide interim detention until the ultimate City pond is developed. Advancing this process will eliminate this requirement, facilitating development in this area.

The northerly ±0.5 acre portion of the subject property is considered surplus to the requirements of the City. The surplus property is currently zoned RA (One-Acre Residential) and designated Urban in the Official Community Plan. The surrounding land uses include mostly newer single family urban residential development.

DISCUSSION

In an effort to expedite the construction of the detention facility and minimize costs, staff advertised for proposals for the sale of the surplus land in return for the construction of the pond. The results of the public advertisement indicate that it is more cost effective for the City to partner with a private developer for the construction of the detention facility instead of the City completing the works and selling off the surplus lands.

By partnering with a private developer, the City will benefit in the following ways:

- no additional funding is required to construct the detention facility;
- the City will retain ownership of the detention facility;
- early construction of the community detention facility;
- the developer fronts construction costs;
- the developer assumes the risk associated with the finished lot sales;
- cost savings by avoiding construction tender and contract administration; and
- receipt of cash contribution from the developer.

CONCLUSION

Due to increased area development within Fraser Heights, the City requires the advancement of the construction of a community detention facility at 15805 - 108 Avenue. In order to eliminate the need for capital expenditure and maximize the value to the City, staff have advertised for proposals for the sale of surplus lands in return for the development of the detention facility. Two offers were received and staff have concluded an agreement with one of the proponents, subject to rezoning and final approval by the City Solicitor. As the financial return to the City is increased by partnering with a developer for the construction of the detention facility, it is recommended that Council approve of the sale of the surplus land located at 15805 - 108 Avenue to the highest bidder.

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Appendices

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