



Corporate *NO: R106*

Report *COUNCIL DATE: June 10, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	June 3, 2002
FROM:	General Manager, Engineering	FILE:	0540-050 0910-40
SUBJECT:	Sale of East Bridgeview City-Owned Lands (115 Avenue and 132 Street) (Map 01)		

RECOMMENDATION

That Council approve the sale of three proposed City-owned industrial lots in East Bridgeview to the highest bidder. The lots to be sold are as follows:

- Lot 1 (2.11 acres) located at the northwest corner of 115 Avenue and 132 Street;
- Lot 2 (3.93 acres) located at the southwest corner of 115 Avenue and 132 Street; and
- Lot 3 (1.31 acres) located immediately to the west of Lot 1.

BACKGROUND

A. Property Description

The subject properties are three vacant, light industrial flood plain lots, which are filled and have a combined net area of 7.35 acres after road dedication. The parent parcels for these new lots are 11487 - 132 Street, 13169 to 13187 - 115A Avenue, and 13134 -115B Avenue (Appendix II).

B. Zoning, Plan Designations and Land Uses

The three lots are being created through subdivision and will be rezoned to IL (Light Impact Industrial Zone) by July 2002. The Rezoning By-law (14682) for this project has received Third Reading. The lands from which these lots are being created are designated Industrial in the Official Community Plan. The surrounding land uses include

industrial uses to the north and east, and a scattering of smaller, older single family residential properties to the north and west. The lands to the south are vacant, City-owned lands, awaiting future development.

DISCUSSION

This vacant land is surplus to the City's requirements. In compliance with Sections 186 and 187 of the Local Government Act, notice of the intention to sell these lands was advertised in the local newspaper in April and May 2002. Interested parties were invited to submit their offers by May 16, 2002 and as of the closing date, seven offers had been submitted by five different local businesses. The offers for each of the three lots are closely equivalent to the appraised values.

As part of this City's land sale and development initiative, the City will also be constructing the extension of 115 Avenue from Bridgeview Drive through to 132 Street. This City-initiated capital road project is intended for completion by September 2002. The land sale transactions will complete once the road and utility servicing works are installed.

CONCLUSION

The three City-owned industrial lots located at 115 Avenue and 132 Street (East Bridgeview) are surplus to the City's requirements. The City advertised the sale and has received reasonable offers for the purchase of each of these industrial acreage parcels. It is therefore recommended that Council accept the highest offers to purchase the three proposed City-owned East Bridgeview lots.

This sale represents a first step in the development and sale of these vacant city owned lands, which have been held for many years, for new industrial uses. The City will now incrementally fill, service and market the remainder of the City's land holdings in Bridgeview.

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Appendices

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