



Corporate *NO: R140*

Report *COUNCIL DATE: July 8, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	June 24, 2002
FROM:	General Manager, Engineering	FILE:	0910-20/301
SUBJECT:	Sale of Surplus Parkland(13171 - 73A Avenue) (Map 51)		

RECOMMENDATION

That Council accept the highest offer for the sale and development of the vacant City-owned park property known as PID No. 003-656-080 (13173 - 73A Avenue).

BACKGROUND

This vacant parcel of City land located at 13173 - 73A Avenue was transferred to the City as a park “tot lot” under a subdivision development in April 1983. The $\pm 808 \text{ m}^2$ ($\pm 8,700 \text{ ft.}^2$) lot is zoned RF (Single Family Residential), is designated Urban in the Official Community Plan, and would be considered an infill lot in this existing residential area. Upon completion of the sale, the highest bidder intends to construct a single family residential home at this location.

Parks, Recreation and Culture advise that the neighbourhood parkland requirement for west Newton has been adequately met by the Newton Athletic Park located at 128 Street and 74 Avenue. This large neighbourhood park (Newton Athletic) accommodates both passive and active recreation. Parks considers the “tot lot” as surplus due to its limited recreational value and its close proximity to the large Newton Athletic Park. In October 2000, Council approved the sale of a list of City-owned surplus land, which included the subject property. Since this property is surplus parkland, in accordance with the Local Government Act, proceeds from the sale must be placed in the Parks Acquisition Fund.

DISCUSSION

As current market conditions are favourable, staff advertised for the sale of this subject lot on June 5, 2002. This advertisement satisfied the requirements of Sections 187 of the Local Government Act. A total of 10 offers have been received, the highest of which is above the appraised

value. Council approval is required by July 9, 2002 and completion will occur on July 31, 2002.

CONCLUSION

Based on the current demand for residential building lots, the City advertised for the sale of this surplus property and a total of 10 offers have been received. As the highest offer for the lot exceeds the appraised value, it is recommended that Council approve the sale of the surplus parkland located at 13173 - 73A Avenue to the highest bidder.

Paul Ham, P.Eng.

General Manager, Engineering

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Appendices

- I. Location Map
- II. Site Plan
- III. Aerial Photo