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Corporate Report

NO: R061

COUNCIL DATE: April 7, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: March 27, 2003

FROM: General Manager, Engineering FILE: 0910-40/37

SUBJECT: Proposed Sale of City Lands at 17648 - 66A Avenue (Map 67)

RECOMMENDATION

That Council approve the sale of City land located at 17648 - 66A Avenue.

BACKGROUND

A. Property Description

The subject ± 0.15 acre parcel is a vacant site on the southwest corner of 66A Avenue and 176A Street. The site is level to road grade and serviced. This property is the remnant lot from a larger site that was purchased by the City for the construction of 176A Street. Use of the subject property by itself is limited as the available building envelope is ± 17 ft. $\times \pm 75$ ft. The highest and best use of the property is development along the IB guidelines in conjunction with the adjacent property immediately to the west, which is currently under utilized. The subject property is surplus to the City's requirements.

B. Zoning, Plan Designations and Land Uses

The subject property is zoned IB (Business Park) and designated Industrial in the Official Community Plan. The immediate neighbourhood is mostly developed with modern, well-maintained, light industrial, business park and/or small bay warehousing complexes. The adjacent, privately-owned parcel to the west is 0.65 acres in size, zoned IB, and is improved with an older residential dwelling.

DISCUSSION

The City has received an offer to purchase the land from the adjacent property owner to the west. The interested party is proposing to purchase the City land and consolidate it with their property, and then market the larger site for industrial development. To ensure that the subject lands are not built on, prior to consolidation, the proposed purchaser has

agreed to the City registering a no-build covenant on the property until it is consolidated with his adjoining property. The non-subject offer is above the appraised value and, if approved by Council, will close on April 24, 2003.

As the subject land cannot be properly developed on its own, the only logical purchaser is the adjoining property owner. As such, it is proposed that if the sale is approved, the City will provide notice of the intention to sell to the adjoining owner as required under Sections 186 & 187 of the Local Government Act.

CONCLUSION

The subject land located at 17648 - 66A Avenue is surplus to the City's requirements. The City has received an offer for the purchase of the lands from the adjoining property owner. As the offer is above the appraised value and the land cannot properly be developed on its own, it is recommended that Council accept the offer to purchase the subject City land.

Paul Ham, P.Eng. General Manager, Engineering

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c.c. - General Manager, Finance

Appendices

- I. Site Map
- II. Aerial Photograph