

# Corporate Report

NO: R064

COUNCIL DATE: April 14, 2003



## REGULAR COUNCIL

TO: **Mayor &  
Council** DATE: **April 7, 2003**

FROM: **General Manager,  
Engineering** FILE: **0910-20/304**

SUBJECT: **Sale of Surplus City Parkland  
(Eastern Portions of 6090, 6110 & 6140 - 146  
Street - Map 73)**

## RECOMMENDATION

That Council accept the offer from the highest bidder for the sale of two portions of land (1.2 acres and 1.03 acres) for the following eastern portions of three City-owned properties.

<b>Land Offering No. 1</b>		<b>Area of Surplus Parkland Available for Sale</b>
1.	PID No. 012- 135-607      6140 - 146 Street	1.2 acres
<b>Land Offering No. 2</b>		<b>Area of Surplus Parkland Available for Sale</b>
2.	PID No. 010- 445-081      6090 - 146 Street	1.03 acres
3.	PID No. 012- 136-000      6110 - 146 Street	

## BACKGROUND

The three City-owned properties are located in South Newton on 146 Street, north of 60 Avenue. The

subject properties are zoned RA (One Acre Residential Zone), the area is designated Urban in the Official Community Plan, and the surrounding land uses are predominately single family dwellings on acreage lots. The South Newton Neighbourhood Concept Plan (SNNCP) designates the westerly portions as park and the "subject" easterly portions as either Single Family Residential (RF) [No. 1 - eastern portion of 6140 146 Street] or Single Family Small Lot (RF-12) [No. 2 - eastern portions of 6090 & 6110 146 Street].

At the time of the City's purchase of the three parcels, it was understood that only the larger, more westerly portions of the land were to be retained for the proposed neighbourhood park. The subject easterly portions were considered to have lower utility as park and were identified in the SNNCP for future single family residential development.

## **DISCUSSION**

As current market conditions are favourable, staff sought and received Council approval on March 3, 2003 (Corporate Report R034) for the sale through public tender of the two portions of surplus City land comprising in total an area of (1.2 and 1.03 acres) 2.23 acres. Staff then advertised for the sale of the subject land in accordance with Sections 187 of the Local Government Act on March 15 and 19, 2003. A total of six offers were received at the close of the offering on March 27, 2003 from three different local residential land development firms. Land Offering No. 1 received two offers, while three offers were made for Land Offering No. 2, and one combined offer was made for both portions of the land as a package.

## **CONCLUSION**

Based on the current strong demand for residential development land, the City advertised for the sale of this surplus residential development land. A total of six offers were received from three local residential land development firms. The highest offer for the lot compares favourably with the appraised value; therefore, it is recommended that Council approve the sale of the two eastern portions of three City-owned residential lots located at 6090, 6110 & 6140 146 Street to the highest bidder.

Paul Ham, P.Eng.  
General Manager, Engineering

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## **Appendices**

- I. Site Plan
- II. Aerial Photo