

Corporate Report

NO: R077

COUNCIL DATE: April 28, 2003



REGULAR COUNCIL

TO: **Mayor &
Council** DATE: **April 22,
2003**

FROM: **General
Manager,
Engineering** FILE: **0540-050
0910-40**

SUBJECT: **Sale of East Bridgeview City-Owned Industrial
Lands
(115 Avenue and 131 Street - Map 01)**

RECOMMENDATION

That Council approve:

1. the sale of the 1.45 acre City-owned industrial lot (Lot 2, Blk A) shown on Appendix I to the highest bidder, subject to the provisions of Sections 186 and 187 of the Local Government Act; and
2. that the sale proceeds be utilized to continue with site preparation and pre-servicing of the City-owned East Bridgeview industrial lands as follows:
 - (a) repay the Utilities Pre-Servicing Fund for previously constructed Phase I works, services, and filling costs (\$135,000);
 - (b) fund the final filling, grading, and servicing requirements to complete the sale of the three Phase II subject parcels (\$100,000);

- (c) fund a portion (\$80,000) of the cost of site preparation and servicing in preparation for the construction of 131 Street south from 115 Avenue to 114 Avenue, to facilitate the future sale and development of Phase III and IV lands.

BACKGROUND

A. Property Description

The subject 1.45 acre property is an engineered filled light industrial flood plain lot, and is vacant.

B. Property Location

This City-owned, East Bridgeview Phase II lot is located on 115 Avenue at the 131 Street road allowance between Bridgeview Drive and 132 Street.

C. Zoning, Plan Designations and Land Uses

The subject lot is currently being created through a subdivision and rezoning process, and will be zoned IL (Light Impact Industrial). The Rezoning By-law (14808) for this project received Third Reading on October 21, 2002, and the lot is ready for disposal.

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 clearing, filling and development.

DISCUSSION

In compliance with Sections 186 and 187 of the Local Government Act, notice of the intention to sell four City industrial lots was advertised in the local newspaper and interested parties were invited to submit their offers. The recommended land sale is the best offer submitted to purchase one of these four industrial City lands. The offer for the subject lot is closely equivalent to the appraised value and is from a local business proposing to build new industrial development. This proposed development will comply with the policy approved by Council on April 14, 2003 related to the sale of City owned land in East Bridgeview. The policy requires that a restrictive covenant be registered on title that stipulates a minimum site coverage of 25% for buildings to be constructed on the site and a maximum of 35% of the site area to be used for outdoor storage and truck parking.

It is recommended that Council the sales proceeds be used to cover the costs of site preparation and the provision of works and services required for this City-initiated industrial development project. The cost items include repayment to the Utilities Pre-Servicing Fund for the costs to complete Phase I servicing, commencing the site preparation and servicing requirements for the subject Phase II land sales, and some of the site preparation and servicing for the future sale and development of the remaining City industrial lands in Phases III and IV.

CONCLUSION

The City advertised the sale and has received a reasonable offer for the purchase of the subject industrial acreage parcel. It is therefore recommended that Council accept the highest offer received for the purchase of the 1.45 acre City-owned East Bridgeview lot. It is also recommended that the sales proceeds be used to cover the costs of those items as described above.

Paul Ham, P.Eng.

General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site