

Corporate Report

NO: R187

COUNCIL DATE: September 8,

2003

REGULAR COUNCIL

TO: **Mayor &
Council**

DATE: **September 5,
2003**

FROM: **General
Manager,
Engineering**

FILE: **0540-050
0910-
40/25/41/46**

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

RECOMMENDATION

That Council approve:

- a) the sale of the ± 1.37 , ± 3.54 , and ± 3.33 acre City-owned East Bridgeview industrial lots shown on Appendix I to the highest bidders; and
- b) that up to a \$400,000 portion of the sale proceeds be set aside for future site preparation, servicing, and potential land acquisitions as required for the continued development of the remaining City-owned East Bridgeview industrial land.

BACKGROUND

A. Property Description

The subject City-owned ± 1.37 , ± 3.54 , and ± 3.33 acre properties are vacant, engineered filled, light industrial flood plain lots located in the East Bridgeview Industrial area on 115 Avenue and 131 Street near Bridgeview Drive.

B. Zoning, Plan Designations and Land Uses

The three lots are zoned IL (Light Impact Industrial). The ±1.37 acre lot has been subdivided. The ±3.54 and ±3.33 acre lots are currently being created through a City initiated subdivision.

The surrounding land uses include industrial development to the north and east, with a scattering of smaller, older single-family residential properties to the north and west. The lands to the south are, for the most part, vacant City owned industrial lands that are awaiting future clearing, filling, servicing and development.

DISCUSSION

In compliance with Sections 186 and 187 of the Local Government Act, notice of intention to sell the three City industrial lots was advertised on June 28 and July 9, 2003 in the local newspaper. The recommended land sales represent the best offers submitted, are closely equivalent to the appraised value, and are from existing businesses, two being Surrey based and the other relocating from Coquitlam.

The three proposed developments each comply with the recently established policy for the sale and development of City-owned land in East Bridgeview. This policy requires that prior to sale, a restrictive covenant be registered on each City lot, stipulating a minimum building site coverage of 25% and a maximum of 35% of the site area for outdoor storage and truck parking.

It is also recommended that Council authorize a portion of the sales proceeds be used to cover the City's costs of future site preparation, servicing, and if necessary, potential future land acquisition requirements in the East Bridgeview industrial area.

CONCLUSION

The City advertised the sale of the three subject industrial lots and has received reasonable offers for each lot. As the offers represent fair market value for the land and comply with the City's site coverage and outdoor storage/trucking policy, it is recommended that Council accept the highest offers received for the purchase of the ±1.37, ±3.54, and ±3.33 acre City-owned industrial lots. It is also recommended that a portion of the sales proceeds be set aside for site preparation, servicing, and potential land acquisitions to facilitate the future development and sales of the remaining City-owned East Bridgeview lands. The next phase of City-initiated East Bridgeview development work will occur in 2004 and it will be comprised of the extension of 131 Street from 115 Avenue. This work will afford access to the ±3.33 acre land sale which fronts onto 131 Street.

Paul Ham, P.Eng.

General Manager, Engineering

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Appendices

I. Site Map

II. Aerial Photograph of Site