



Corporate Report

NO: R195

COUNCIL DATE: September 15,

2003

REGULAR COUNCIL

TO: Mayor & Council DATE: September 8, 2003
FROM: General Manager, Engineering FILE: 0870-40/6
SUBJECT: Purchase of Land Located at 9811, 9815, 9821, 9825, 9831 and
9835 - 119B Street, and 9842 - 119A Street - BC Hydro - Map 19

RECOMMENDATION

That Council approve the purchase of the BC Hydro and Power Authority properties described as:

- . PID No. 011-951-427 (9811 - 119B Street);
- . PID No. 011-951-435 (9815 - 119B Street);
- . PID No. 011-951-443 (9821 - 119B Street);
- . PID No. 011-951-451 (9825 - 119B Street);
- . PID No. 011-951-460 (9831 - 119B Street);
- . PID No. 011-951-478 (9835 - 119B Street); and
- . PID No. 011-951-486 (9842 - 119A Street).

BACKGROUND

The Province acquired a number of properties over the years in preparation for the upgrading of Scott Road between 96 Avenue and 103A Avenue. When the responsibility of the upgrading shifted from the Province to the City in 1999, these properties were transferred to the City at no cost, on condition that the proceeds from the sale of the lands be applied towards the cost of upgrading Scott Road. In 2002 the City sold eight of these properties as residential building lots. One other additional building lot is currently being marketed.

The remaining properties obtained from the Province were for the most part undevelopable, due to creek impact and road widening. Through subdivision and road closure, two building lots can be obtained from these remaining lands on the north side of 98 Avenue immediately west of Scott Road. The City can increase the development potential of these lands to four building lots (see Appendix II) by acquiring ± 0.32 acres of additional land owned by BC Hydro and Power Authority (BC Hydro).

BC Hydro Land

The subject BC Hydro lands located at 9811, 9815, 9821, 9825, 9831, and 9835 119B Street and 9842 - 119A Street comprise a total area of ± 0.32 acres and are located between 119B Street and the BC Hydro Railway (see Appendix I). The lands are zoned RF (Single Family Residential) and are designated Urban in the Official Community Plan. The surrounding land use is single family residential.

DISCUSSION

In order to complete the development of all the vacant lands between Scott Road and the BC Hydro Railway, City staff approached BC Hydro requesting a joint venture (JV) development with their lands. Although BC Hydro did not want to pursue a JV proposal, they are prepared to sell their lands to the City. City staff and BC Hydro have agreed to a value for the land as determined through negotiation.

If the purchase of the BC Hydro lands is approved, staff will complete the four lot subdivision and market the individual building lots towards the end of 2003.

CONCLUSION

The Province transferred ownership of its residential lands along Scott Road to the City on condition that the lands be used for residential purposes and that the monies be directed to the upgrading of Scott Road. To maximize the development potential of a portion of these lands located at the northwest corner of 98 Avenue and Scott Road, it is recommended that the City acquire the adjacent ± 0.32 acres of land owned by BC Hydro.

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Appendices

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