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# Corporate Report

NO: R232

COUNCIL DATE: November 17,

2003

#### **REGULAR COUNCIL**

TO: Mayor & Council DATE: November 14, 2003

FROM: General Manager, Engineering FILE: 0870-20/165/B

SUBJECT: Land Exchange with 655254 B.C. Ltd.

#### RECOMMENDATION

That Council authorize the land exchange of a 4,396 sq.ft. portion of City-owned land PID No. 003-276-813 (6614 - 186 Street) for a 15,210 sq.ft. portion of land owned by 655254 B.C. Ltd., PID No. 024-830-810 (6700 - 186 Street).

#### **DISCUSSION**

#### 1. Property Location: 6614/6700 - 186 Street

The subject properties are located east of 186 Street and south of Fraser Highway in the North Cloverdale East Land Use Plan. The City-owned property located at 6614 186 Street is an unimproved site with a total area of 44,629 sq.ft. The property owned by 655254 B.C. Ltd. and located at 6700 - 186 Street is unimproved with a total area of 459,338 sq.ft.

#### 2. Zoning, Plan Designations and Land Uses

The subject property located at 6614 - 186 Street is zoned RA (One Acre Residential) and Highest and Best Use of the property is as a site for townhouse development.

The subject property located at 6700 - 186 Street is zoned PD (Drive-In Theatre Zone) and Highest and Best Use of the property is as townhouse development.

#### 3. Purpose of the Acquisition

The exchange of portions of the subject properties will provide the preferred road alignment and the final property required for the parkland at this location as shown on the North Cloverdale East Land Use Plan.

#### 4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by November 18, 2003. Completion is to take place upon registration of the subdivision plan.

## CONCLUSION

The land exchange is required to provide the necessary road and land configuration shown on the North Cloverdale

East NCP.

Paul Ham, P.Eng. General Manager, Engineering

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### Appendices

- Site Plan
- II. Aerial Photograph of Site