

Corporate Report

NO: R074

COUNCIL DATE:

April 5, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: March 29,

2004

FROM: General Manager, FILE:

: 0910-40/51

Engineering

SUBJECT: Proposed Sale of Surplus City Lands Located at 5948

& 5956 - 184 Street

RECOMMENDATION

That Council accept the offer received from the highest bidder for the purchase of the City-owned properties located at 5948 & 5956 - 184 Street.

BACKGROUND

1. Property Description

The City properties located at 5948 & 5956 - 184 Street represent two rectangular shaped, vacant parcels of equal dimensions measuring a total of 26,240 ft.² in gross site area. A strip from the frontage of the lands is proposed to be dedicated for road, and therefore, the net site area is 25,052 ft². The City purchased the properties in 1954 and 1973 respectively. The lands were previously used for a community water tower and well. The two properties are deemed surplus to the City's needs.

2. Zoning, Plan Designation and Land Uses

The properties located at 5948 & 5956 - 184 Street are zoned Local Commercial (C-4), which is intended to accommodate and regulate the development of local small-scale commercial developments such as convenience stores. The Planning & Development Department has advised that this C-4 zoning is not suitable for the subject properties and recommend that rezoning to either Assembly Hall 1 Zone (PA-1), together with the consolidation of the lands with the adjacent land at 5988 - 184 Street, or rezoning to Single Family Residential Zone (RF). The properties are designated Urban in the Official Community Plan.

DISCUSSION

The City marketed the surplus lands for sale during December 2003 and January 2004, in compliance with Sections 186 and 187 of the Local Government Act (superseded by Sections 26 and 94 of the Community Charter

on January 1, 2004). A tender closing date of January 15, 2004 was stipulated and the City received four offers at the close of the offering. The highest bid is closely equivalent to the appraised value and meets Planning's land use criteria.

CONCLUSION

The City has marketed for sale the surplus City properties located at 5948 & 5956 184 Street. Four offers were received at the close of the offer. It is recommended that Council accept the highest offer received to purchase the City lands located at 5948 & 5956 - 184 Street.

Paul Ham, P.Eng. General Manager, Engineering

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Appendices

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