



Corporate Report

NO: R005

COUNCIL DATE: January 17,

2005

REGULAR COUNCIL

TO: Mayor & Council DATE: January 10, 2005

FROM: General Manager, Engineering FILE: 0910-40-89

SUBJECT: Sale of A City-Owned Residential Lot

RECOMMENDATION

That Council approve the sale of a City-owned improved property located at 8824 - 148 Street, PID No. 062-033-470.

BACKGROUND

In late 2002 Council approved the acquisition of a privately owned, 13,864 sq.ft. property that was improved with a small, two bedroom, single family residence (Council Report R226 - December 9, 2002). The purpose of the acquisition was to facilitate the extension of a rear laneway that would service properties fronting the north side of 88 Avenue between 148 Street and 150 Street, as well as those properties fronting the south side of 88A Avenue. During 2004, the laneway was constructed, services were installed, and a small portion of adjacent redundant park was consolidated with the parent parcel to create two marketable residential lots.

DISCUSSION

In November 2004, following construction of the lane and lot servicing, the City advertised the sale of two subject residential lots at this location (8824 - 148 Street and 14862 - 88A Avenue). The subject property at 8824 - 148 Street contains 8,109 sq.ft. and is improved with a two bedroom, 1,110 sq.ft. single storey, non-basement home in fair condition. The subject lot is encumbered by a no-build covenant, statutory rights-of-way for sewage and drainage purposes, and a statutory building scheme. The building scheme provides for a prohibition against basement construction due to the shallow depth of the sewer pipe should the property be redeveloped with a new residence. The second lot, located at 14862-88A Avenue, which is vacant, will continue to be offered for sale.

CONCLUSION

In late 2002 the City purchased the subject property for the purpose of lane extension from 148 Street through to 150 Street, north of 88 Avenue. In conjunction with the lane works, the City's Realty Services Division undertook a subdivision to create two serviced lots through consolidation of an existing strip of redundant parkland with the original 8824 - 148 Street subject property. The City has received one offer for the purchase of the subject property at the appraised value, and it is therefore recommended that Council approve the sale of this property located at 8824 - 148 Street.

Paul Ham, P Eng.
General Manager, Engineering

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Appendices

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