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Corporate Report

NO: R049

COUNCIL DATE: March 14, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: March 7, 2005

FROM: General Manager, Engineering FILE: 0910-40/70

SUBJECT: Sale of City Land Located at 2284 - 161 Street; and

Road Closure and Sale of 161 Street at 24 Avenue

RECOMMENDATION

That Council authorize:

- 1. the sale of the City-owned vacant property located at 2284 161 Street, PID No. 011-509-015; and subject to compliance with the notice provisions under Sections 26 and 92 of the Community Charter, SBC, 2003, Chap. 26;
- 2. the City Clerk to bring forward a By-law for consideration by Council to close and remove the dedication as highway of a ±20,190 ft.² (±1,875 m²) opened and constructed portion of road at 161 Street and 24 Avenue.

BACKGROUND

1. Property Description

The City property located at 2284 - 161 Street is a panhandle "park" lot comprising an area of 26,146 ft.². It was created as part of a development application approved in 1988, which represented the 5% gross site area parkland dedication. Approximately 22,271 ft.² (or 85%) of this property is encumbered with an overhead hydro right-of-way. The $\pm 20,190$ ft.² open portion of 161 Street intended for closure and disposal was dedicated as road within that same subdivision application approved in 1988. This road allowance has been improved for public access and contains City utilities.

2. Zoning

The City lands are currently zoned One-Acre Residential (RA) and designated Suburban in the Official Community Plan (OCP). The general area of 24 Avenue and 160 Street is designated for commercial uses in the Highway 99 Corridor Land Use Plan. The City lands are currently part of the development applications for an OCP amendment and rezoning of lands within the general area to allow for the development of a retail shopping centre to include a Real Canadian Superstore.

DISCUSSION

Council is currently considering an application to rezone the properties at the southeast quadrant of 24 Avenue and 160 Street to allow the development of a Real Canadian Superstore has passed Third Reading of the Zoning By-law. The subject City lands are located within this southeast quadrant of lands and the adjacent owner/developer has requested to purchase these surplus City lands. All City departments have been consulted and there are no objections to selling the lands provided they are sold for consolidation in conjunction with the development of the adjacent lands.

CONCLUSION

The City land at 2284 - 161 Street and the $\pm 20,190$ ft.² portion of the 161 Street road allowance are included in lands intended for the development of a Real Canadian Superstore. Since there are no internal objections to the sale of these surplus City lands, it is recommended that Council approve the sale of the lands at 2284 - 161 Street and the $\pm 20,190$ ft.² open portion of the 161 Street road allowance to Loblaws Properties West Inc., the developer of the Real Canadian Superstore.

Paul Ham, P.Eng. General Manager, Engineering

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Appendices

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