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Corporate Report

NO: R058

COUNCIL DATE: April 4, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: March 17,

2005

FROM: General Manager,

Engineering

FILE: **0910-020/295**

SUBJECT: Proposed Sale of a Portion of City Land

(14652 - 105A Avenue)

RECOMMENDATION:

That Council accept the offer to purchase a portion of the City land located at 14652 105A Avenue, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26. and consolidation with the adjacent property at 14653 - 104 Avenue.

BACKGROUND

On February 23, 2004, Council (R032) authorized the sale of the south $\pm 9,235$ ft.² portion of the surplus City property to TMC Developments Inc. ("TMC"). This south portion of the parent property will be severed from the remainder by the proposed, eventual 104A Avenue road extension. The sale of the surplus portion of land was subject to its consolidation and development with the adjacent land at 14653 - 104 Avenue, of which TMC had obtained an option to purchase. TMC later required an extension of time to complete both purchases; however, they were unable to secure the extension on the adjacent property at 14653 104 Avenue and as a result, the sale of the City land collapsed.

DISCUSSION

TMC have recently entered into another purchase agreement for the property located at 14653 - 104 Avenue, and again have offered to purchase the south $\pm 9,235$ ft.² portion of the City property. The Planning & Development Department supports the sale of the City property for consolidation with the adjacent land, subject to the submission and completion of a development application.

DISPOSITION PROCESS

The Community Charter requires the City to publish notice of proposed dispositions under Section 26(2) and (3). As the subject property is being sold to the adjacent owner for consolidation purposes, it is not necessary that the City offer the property to the public at large. The City will, however, publish notice of the proposed sale for information to the public under Section 26(3) of the Community Charter.

CONCLUSION

The subject property located at 14652 - 105A Avenue is surplus to the City's needs. TMC Developments Inc. have offered to purchase the south $\pm 9,235$ ft.² portion at a price that equates to the appraised value. It is recommended that Council accept the current offer to purchase the south $\pm 9,235$ ft.² portion of the City property at 14652 - 105A Avenue, subject to the notice requirements of the Community Charter.

Paul Ham, P.Eng. General Manager, Engineering

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cc: - General Manager, Finance

Appendices

- I. Site Map
- II. Aerial Photo