



Corporate Report

NO: R187

COUNCIL DATE: July 25, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: July 19, 2005
FROM: General Manager,
Engineering FILE: 0910-40/102
SUBJECT: Proposed Sale of a Portion of City-owned Land
(5921 - 126 Street)

RECOMMENDATION:

That Council approve the sale of a 1.15 metre strip (1,216 ft.² portion) of the City property located at 5921 - 126 Street, subject to its consolidation with the adjacent lands at 5811 & 5863 - 126 Street and compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26.

BACKGROUND

The City purchased the subject City property located at 5921 - 126 Street in 1991 for park purposes. This property is a neighbourhood park, having 3.18 acres of site area, and located next to J.T. Brown Elementary School at 12530 - 60 Avenue. It is currently zoned One Acre Residential (RA) and designated Urban in the Official Community Plan (OCP). The West Newton Highway No. 10 Neighbourhood Concept Plan (NCP) designates the property as park.

DISCUSSION

The City is processing a development application to amend the OCP designation from Suburban to Urban and to concurrently rezone from RA to RF-12 the lands located at 5811 and 5863 - 126 Street, immediately south of the City property located at 5921 - 126 Street. The project (File: 7904 - 0058-00) received Third Reading (Public Hearing) on June 13, 2005.

As a result of the proposed Highway No.10 road widening dedication and the NCP requirement for a 15 metre wide buffer along the northern edge of Highway No. 10, the applicants propose to shift their subdivision layout slightly to the north and acquire a 1.15 metre strip of the adjacent City property at 5921 - 126 Street in order to meet their half width road dedication for 59 Avenue road allowance. The 1.15 metre strip of land will be ultimately dedicated as road on the subdivision plan.

All City departments support the sale of the 1.15 metre strip of the City property for consolidation and development with the lands at 5811 & 5863 - 126 Street. Realty staff have negotiated the sale of the 1.15 metre strip (1,216 ft.² portion) of land at a price that reflects market value as determined by a staff appraiser.

DISPOSITION PROCESS

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

CONCLUSION

Since all City departments support this sale and it is at market value, it is recommended that Council approve the sale of the 1.15 metre strip (1,216 ft.² portion) of the City property located at 5921 - 126 Street. If this sale is approved by Council, since the property was acquired for park purposes, the land sale proceeds will be directed to the Parkland Acquisition Fund.

Paul Ham, P.Eng.
General Manager, Engineering

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cc: - General Manager, Finance

Appendices

- I. Site Map
- II. Aerial Photo