



Corporate Report

NO: R201

COUNCIL DATE: September 6,

2005

REGULAR COUNCIL

TO: Mayor & Council DATE: August 25,
2005

FROM: General Manager,
Engineering FILE: 0910-40/99

SUBJECT: Sale of City Land at 15266 - 17A Avenue

RECOMMENDATION

That Council approve the sale of the City property located at 15266 - 17A Avenue legally described as Lot 41, Section 14, Township 1, NWD, Plan 13439, PID No. 009-817-697, subject to Sections 26 & 94 of the Community Charter.

BACKGROUND

The owners of 15272 - 17A Avenue have made application to acquire this 6 foot wide, ± 678 ft.² strip of fee titled City property for consolidation with their adjacent property. City staff have negotiated the sale of the subject lands based upon current market value as determined by an accredited staff appraiser. The land is vacant and unimproved.

The City lot was created by subdivision in 1953 for a future walkway. The Transportation Division has since advised that this walkway is no longer required.

PROCESS

The portion of City land to be sold will be consolidated with the adjacent property. Sections 26 and 94 of the Community Charter provide that the City may dispose of land subject to a public notice. For the most part, it is in the City's best interest to market surplus land to the public; however, there are some instances when direct negotiations are beneficial. As the subject land cannot be developed on its own, it is recommended that the City deal directly with the adjoining owner. Under this scenario the City is required to publish notice of its intention to sell the land that must include:

- a description of the land or improvements;
- the person who is to acquire the property under the proposed disposition;
- the nature and, if applicable, the term of the proposed disposition and the consideration to be received by the municipality for the disposition.

Additionally, the City has directly contacted the property owners immediately west of the City owned lot to inform them of the intended sale.

CONCLUSION

The City land to be sold is not required for civic purposes. The sale price is based on the current fair market value, and the disposition is in compliance with the Community Charter. It is therefore recommended that Council approve

the sale of this surplus City land to the adjacent owner.

Paul Ham, P. Eng.
General Manager, Engineering

PH/GT/mpr/brb

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cc: - General Manager, Finance

Appendices

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