



Corporate Report

NO: R241

COUNCIL DATE: NOVEMBER 19, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: November 9, 2007
FROM: General Manager, Engineering FILE: 0910-40/135
SUBJECT: Proposed Sale of City Property Located at 15244 & 15247 – 21A Avenue

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the following City-owned properties:

1. Lot 240 Section 14 Township 1 New Westminster District Plan 56482 (PID No. 005-472-130); and
2. Lot 240A Section 14 Township 1 New Westminster District Plan 56482 (PID No. 005-472-156)

to 152 Street Ventures Ltd., subject to the provisions of Section 26 and 94 of the Community Charter (CC).

BACKGROUND

The two small subject properties located at 15244 & 15247 - 21A Avenue were acquired by the City in 1978 to allow for cul-de-sac access to future development of adjoining lands. The properties are surplus to the City's requirements and have been retained pending development of the adjoining private lands to the west. The total area of the subject properties is 1,216 ft.².

The subject parcels are zoned RF (Single Family Residential) and designated Urban in the City's Official Community Plan. They lie just outside of the Semiahmoo Town Centre NCP area.

DISCUSSION

152 Street Ventures Ltd. has made application for a 4-lot residential subdivision on the eastern half of their lands located at 2110/22/34 - 152 Street and require the addition of the subject properties to allow for adequate access onto 21A Avenue. The City and 152 Street Ventures Ltd. have now reached agreement for the sale of the City properties subject to Council approval.

The portions 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, which 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 terms of the proposed disposition, and the consideration to be received by the municipality for the disposition.

CONCLUSION

The City-owned properties located at 15244 & 15247 - 21A Avenue are surplus to the City's requirements. The adjoining owner, 152 Street Ventures Ltd., has offered to purchase the subject lands for inclusion into their proposed 4-lot, single family development. As the offer for the purchase of the City lands is at fair market value, it is recommended that Council accept the offer from 152 Street Ventures Ltd. subject to the provisions of the Community Charter.

Paul Ham, P. Eng.
General Manager, Engineering

KSW/mpr

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Appendix 1: Aerial Photo of Site