



Corporate Report

NO: R007

COUNCIL DATE: January 28, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: January 21, 2008
FROM: General Manager, Engineering FILE: 0910-40/158
SUBJECT: Proposed Sale of City Property Located at 13428 - 103A Avenue

RECOMMENDATION

The Engineering Department recommends that Council accept the highest offer submitted for the sale of the City-owned property described as Lot 7 Except: Part Dedicated Road on Plan LMP22129, Block B Section 27 Block 5 North Range 2 West New Westminster District Plan 1726, subject to the provisions of Sections 26 and 94 of the Community Charter.

BACKGROUND

The City-owned property located at 13428 - 103A Avenue was purchased by the City in 1959 for utility purposes. The $\pm 6,890$ ft.² site is currently improved with the McAlpine Water Pump Station. The Engineering Department has confirmed that this pump station is no longer required and can be decommissioned.

The subject property is currently zoned Single Family Residential (RF) and is designated City Centre in the City's Official Community Plan. The surrounding area is currently in transition from single family to high-density residential development.

A development company owns the six remaining lots immediately to the west of the subject property. Another development company owns four lots immediately to the south of the subject property. Both companies have submitted offers to purchase the subject property. The highest offer was received from the company that owns the adjacent lots to the west of the subject lands.

DISCUSSION

Due to the subject property's size and corner location, the only potential purchasers are the two adjoining owners. The sale of the site is subject to the City removing the pump station works, which will include some new water line construction on West Whalley Ring Road. As well, BC Hydro is requesting a right-of-way over a $\pm 1,000$ ft.² portion of the site, as they currently have unsecured utility services at this location that are intended to remain.

In addition to submitting an offer for the subject property, the owner of the lots on the south side of the block is also seeking to purchase the 6.0 metre wide lane at the rear of these lots from the City and is proposing to consolidate this lane with their existing landholdings. This lane closure request is contained in a separate report to Council. This developer is proposing to construct two high-rise residential towers for use as student residences on this consolidated site.

The Planning & Development Department has concern regarding the inclusion of the subject property with the development parcel to the south, due to the resulting awkward land assembly. Given the irregular shape of the site that would result, it may prove difficult to develop the subject property to a density and build form that is consistent with the Urban Design vision for this section of West Whalley Ring Road.

Further, although the developer is pursuing the closure and purchase of the lane, the lane contains a sanitary sewer that is operational. As structures cannot be built over this sanitary sewer line while it is in use, any proposed structure on the subject property would be precluded from being physically attached to buildings on the south side of the lane until such time as the sanitary sewer is abandoned.

Consolidation of the subject property with the lots to the west, however, would create a rational, rectangular development parcel that would allow any proposed construction of the subject property to be fully integrated with the balance of the development to the west. As an integrated part of a development covering the entire north side of the block, the subject property could be developed in a manner consistent with the density and design goals of City Centre.

CONCLUSION

The City-owned property located at 13428 - 103A Avenue is surplus to the City's requirements. The City has received two offers from adjoining property owners for the purchase of the site for inclusion into their proposed high-density developments. Consolidation of the subject property with the six remaining lots to the west on 103A Avenue would create a rational, rectangular development parcel that could be developed in a manner consistent with the density and design goals of the City Centre. Therefore, it is recommended that Council accept the offer from the owner to the west, which is the highest offer submitted.

Paul Ham, P. Eng.
General Manager, Engineering

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c.c. – General Manager, Finance

Appendix I: Aerial Photograph of Site