

NO: R003      COUNCIL DATE: **JANUARY 12, 2015**

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**REGULAR COUNCIL****TO: Mayor & Council**      **DATE: December 16, 2014****FROM: General Manager, Engineering**      **FILE: 0910-20/486**  
**General Manger, Parks, Recreation and Culture****SUBJECT: Sale of a 54 m<sup>2</sup> (581 ft.<sup>2</sup>) Portion of City-owned Land Located at 17001 – 1 Avenue**

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**RECOMMENDATION**

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of a 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of City-owned land located at 17001 – 1 Avenue, as generally described in this report and as illustrated on the map attached to this report as Appendix I, subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c.26*.

**BACKGROUND****Property Description**

The 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of City-owned land located at 17001 – 1 Avenue is part of a larger property that was acquired by the City in March, 2011 for park purposes. The subject 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of the property is surplus to the City's requirements.

The owner of the properties at 99 and 105 – 170 Street has applied to acquire the portion of City-owned land and consolidate it with the two lots.

**Zoning, Plan Designations and Land Uses**

The subject portion of City-owned land is zoned One-Acre Residential (RA) Zone and designated as "Urban, Douglas-Open Space (Parkland)" in the Official Community Plan. The private properties located at 99 and 105 – 170 Street are zoned Single Family Residential Zone (RF-12) and designated as "Urban, Douglas" in the Official Community Plan.

## DISCUSSION

### Purpose of Disposition

The proposal under Development Application 7913-0031-00 specifically references the purchase of the subject portion of City-owned land to facilitate a lot line adjustment in order to increase the lot widths of the two adjacent RF-12 lots located at 99 and 105 – 170 Street. Preliminary Layout Approval for Development Application 7913-0031-00 was granted on June 4, 2013. The added width to the two lots will allow for double car garages rather than single garages.

### Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of City-owned land as determined by a qualified appraiser.

*All area calculations contained in this report are approximate and subject to final survey.*

## SUSTAINABILITY CONSIDERATIONS

The proposed sale of the 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of City-owned land supports the City's Sustainability Charter, more particularly, the economic goal of using the City's land base efficiently, which contributes to the City's financial sustainability. This outcome supports the City Sustainability Charter scope action:

- EC1: Corporate Economic Sustainability

## CONCLUSION

The 54 m<sup>2</sup> (581 ft.<sup>2</sup>) portion of City-owned land located at 17001 – 1 Avenue is surplus to the City's needs. The terms of the disposition of the property is considered reasonable. It is recommended that Council authorize the sale of the surplus City property for consolidation as generally described in this report.

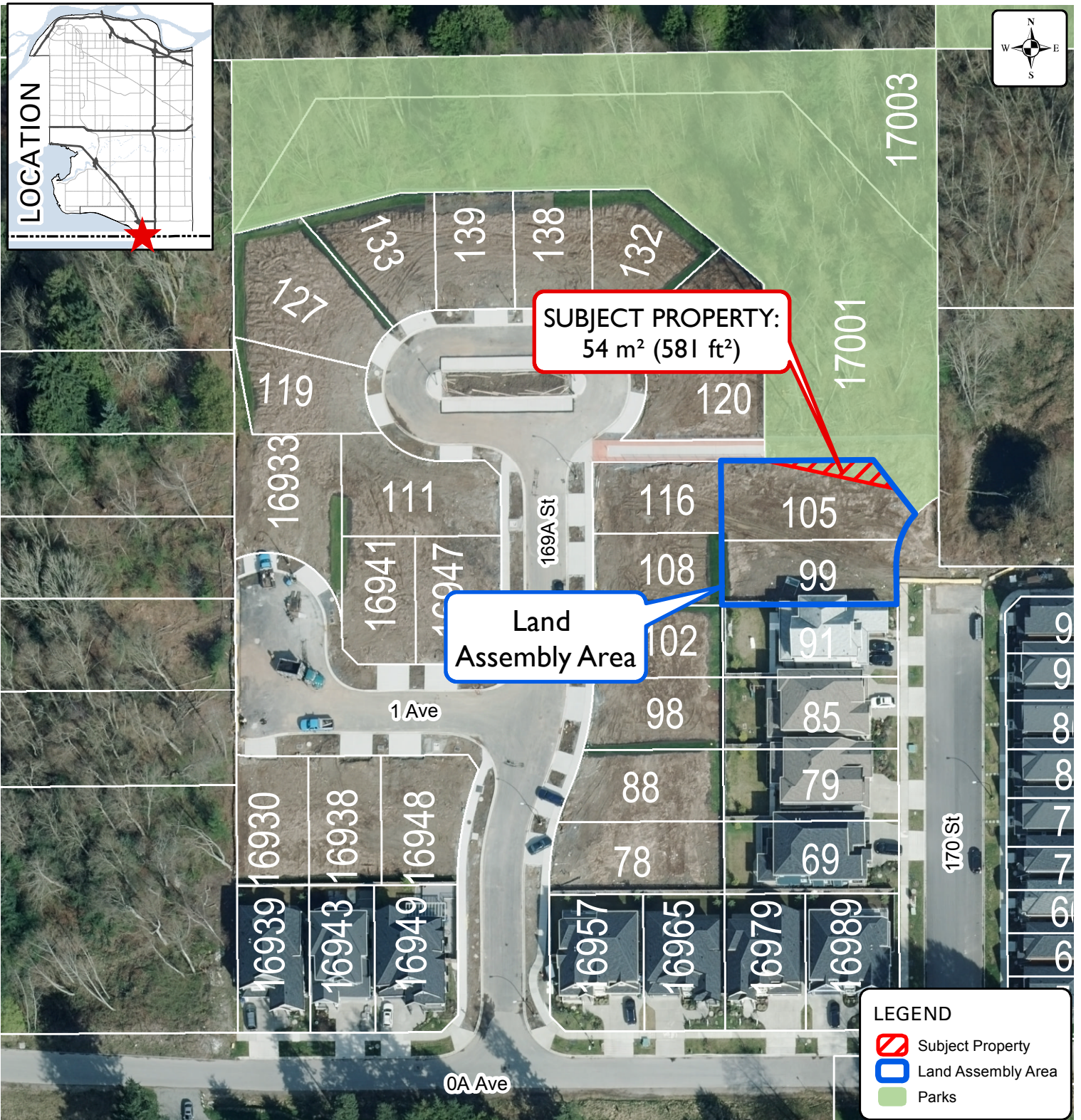
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Laurie Cavan  
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Parks, Recreation & Culture

NR/BLO/amg/clr

Appendix I - Aerial Photograph of portion of City-owned land located at 17001 – 1 Avenue  
Appendix II - Site Plan

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



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Disposition of a 54 m<sup>2</sup> portion  
of City Land located at  
17001 – 1 Avenue

ENGINEERING  
DEPARTMENT

APPENDIX II  
SITE PLAN

