

NO: R113

COUNCIL DATE: May 30, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 6, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-40/198-202**

SUBJECT: **Sale of City Properties at 18407, 18415, 18425, 18433 and 18441 – 59A Avenue**

RECOMMENDATION

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

1. 18407 – 59A Avenue (PID No.: 029-713-218);
2. 18415 – 59A Avenue (PID No.: 029-713-226);
3. 18425 – 59A Avenue (PID No.: 029-713-234);
4. 18433 – 59A Avenue (PID No.: 029-713-242); and
5. 18441 – 59A Avenue (PID No.: 029-713-251),

all as generally described in this report, and as illustrated on the map attached to this report as Appendix “I”.

BACKGROUND

The City properties located at 18407, 18415, 18425, 18433 and 18441 – 59A Avenue (the “Properties”) are five newly created building lots having respective lot areas of 375.1 m², 324.4 m², 324.4 m², 324.4 m² and 330.1 m² (4,038 ft.², 3,492 ft.², 3,492 ft.², 3,492 ft.², and 3,553 ft.²). They are zoned Single Family Residential (12) (“RF-12”) and designated Urban in the City’s Official Community Plan.

The Properties were created through a City-initiated rezoning and subdivision application (Project No. 7915-0033-00) of two surplus City parcels, formerly 5948 and 5956 - 184 Street. Approval of Project No. 7915-0033-00 was finalized in the fall of 2015. City staff subsequently engaged, by tendering process, a contractor to construct all required services to the Properties. Construction of the service works is scheduled to complete late May 2016. Marketing of the Properties is now complete, and the results of the marketing effort are the subject of this report.

DISCUSSION

Prior to marketing the Properties for sale, Realty Services mailed information letters to all property owners within a 100 metre radius of the Properties, installed a community information board on the Properties, and posted the same community information on Realty Service Division’s webpage, all for the purpose of informing residents of the intended sales and to elicit feedback from the community prior to proceeding with the marketing of the Properties.

Advertisements related to the availability of the Properties as individual lot sales were placed in the local newspapers and the City's electronic notice board in March and April 2016 in compliance with the notice provisions of Section 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26. To maximize exposure, the Properties were also concurrently listed for sale with the Fraser Valley Real Estate Board Multiple Listing Service. An Information Package detailing the Properties was additionally posted on the Realty Service Division's webpage. From these marketing efforts, City staff received, by the closing time for the submission of offers, a total of fifty offers to purchase the Properties with another offer received two minutes after the closing time. All offers are above the minimum stated bid prices. Staff are recommending that Council approve the highest purchase offer received for each of the Properties, which are on terms and conditions satisfactory to City staff.

The proceeds from the sales of the Properties will be placed in the City's Municipal Land Reserve.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the Properties supports the objectives of 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. It also supports the broad Sustainability Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City. These outcomes support the following Sustainability Charter scope actions:

- EC1: Corporate Economics Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

CONCLUSION

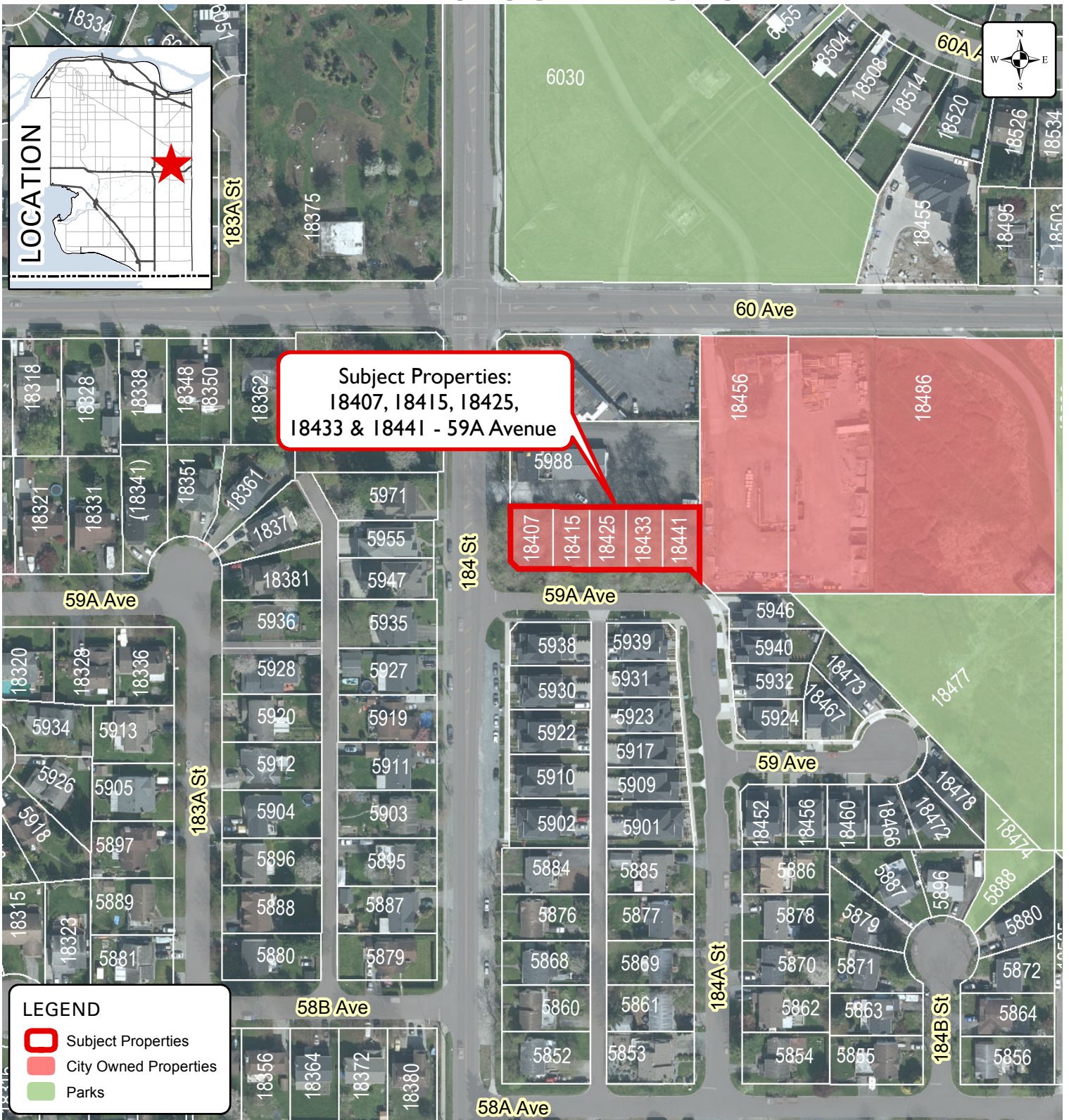
The terms of the agreements covering the sale of the Properties are considered reasonable. It is recommended that Council approve the sale of the surplus City properties at 18407, 18415, 18425, 18433 and 18441 – 59A Avenue as generally described in this report.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

AW/amg/clr

Appendix "I" - Aerial Photograph of the Site

AERIAL PHOTOGRAPH OF SITE



Subject Properties:
18407, 18415, 18425,
18433 & 18441 - 59A Avenue

**ENGINEERING
DEPARTMENT**