Proposed Sale of Surplus City Property - north and south sides of Sterling Avenue, east of Dakota Street - Riel Community
File FI-2.4(35) (Vol. 10)

2. The Standing Policy Committee on Property and Development has been advised that the subject properties outlined as Parcels A to N on Misc. Plan No. 11309, are being created by a further residential subdivision of the surplus lands to the east of Dakota Street, north and south of Sterling Avenue.

In addition to creating ten single-family building sites, the balance of the land is being subdivided in order to allow the adjoining owners to increase their holdings, if they so choose, and to allow the City to dispose of excess property. One of the transactions involves an exchange of lands that will allow the City to have a regular-sized building lot. Through the subdivision process under File DAPS 8/2001, it has been determined that no easements are required.

To date, five of the adjoining owners have returned signed Offers to Purchase, the particulars of which are common to all are briefly outlined as follows:

Location:	North and south sides of Sterling Avenue, east of Dakota Street
Zoning:	"R1-5" Single-family Residential
Roll No.:	Not assigned
Certificate of Title:	1798254
Purpose:	Addition to adjoining holding
Property Description:	Vacant land

The following are the particulars relevant to each individual Officer to Purchase, namely:

Legal Description:	Part Parcel C, Plan 39433 shown as Parcel D on Misc. Plan No. 11309
Size:	Irregular - 90.9 square metres (979 square feet)
Assessed Value:	$3,950.00
Price Offered:	$1.00
Applicants:	Leon Cole, 62 Sterling Avenue

Legal Description:	Part Parcel C, Plan 39433 shown as Parcels E and F on Misc. Plan No. 11309
Legal Description of Land to be transferred to City:	Part Lot 1, Plan 19019 shown as Parcel E1 on Misc. Plan No. 11309
Size:	Irregular – 90.9 square metres (979 square feet)
Assessed Value:	$3,950.00
Price Offered:	$1.00
Applicants:	Ian and Margaret Norquay, 77 Sterling Avenue

Legal Description:	Part Parcel C, Plan 39433 shown as Parcel G on Misc. Plan No. 11309
Size:	Irregular – 90.9 square metres (979 square feet)
Assessed Value:	$3,950.00

Price Offered:	$1.00
Applicants:	Ying Sheung Young, 81 Sterling Avenue
Legal Description:	Part Parcel C, Plan 39433 shown as Parcel H on Misc. Plan No. 11309
Size:	Irregular - 90.9 square metres (979 square feet)
Assessed Value:	$3,950.00
Price Offered:	$1.00
Applicants:	Twylla Pawlinsky, 85 Sterling Avenue
Legal Description:	Part Parcel C, Plan 39433 shown as Parcel N on Misc. Plan No. 11309 and Lot 10, Plan 12439
Size:	Irregular - 90.9 square metres (979 square feet)
Assessed Value:	$3,950.00
Price Offered:	$1.00
Applicants:	Maria and Delfino Vieira, 119 Sterling Avenue

The terms and conditions of the five Offers to Purchase plus the outstanding Parcels are as contained in Schedule "A".

Pursuant to City Policy with regard to the sale of City-owned small parcels or lots to be used for residential purposes (Council authority October 31, 1977 as amended February 13, 1991), the subject properties would normally be sold for one-half the assessed value plus administrative costs. However, the Standing Policy Committee on Property and Development as successor to the Committee on Finance and Administration may give consideration (approve), when circumstances warrant, to the sale of small parcels of land for $1.00 plus administrative costs.

During the initial negotiations for the sale of these properties, it was determined that none of the adjoining owners were interested in acquiring additional property at one-half the assessed value.

The Planning, Property and Development Department is supportive of these sales at a price of $1.00 for the following reasons:

- due to the size and shape, these lots are not marketable to anyone other than the adjoining owner;
- the exchange of Parcels E and F for Parcel E1 will allow the City to create building lot;
- these properties will be on the Tax Roll upon the closing of the sale;
- each Purchaser has agreed to consolidate title to the Parcel being acquired with the title to his adjoining property;
- the sale will eliminate the liability for the City associated with holding these parcels of vacant land; and
- the approval of the land exchange with the owner of 77 Sterling Avenue and of the sale of the land adjoining 62 Sterling Avenue is crucial to defining the building lots to be created and is a prerequisite to the registration of the City's Plan of Subdivision for the westerly lands.

The Planning, Property and Development Department does not propose to charge these Purchasers the $250.00 contribution to Administrative Costs, in this instance, as the cooperation of these Purchasers has facilitated the finalization and registration of the City's Plan of Subdivision and as there are only very minor extra costs to include these lands in the Plan of Subdivision.

Report of the Standing Policy Committee on Property and Development dated November 22, 2001

The owners of 46, 50 and 54 Wakopa Place have been offered Parcels A to C and are considering the matter. They have been advised that all three adjoining owners must agree to the purchase so that the rear lot lines of both their property and the City property will be consistent.

The Director of Planning, Property and Development has the authority to sell residential lands for consolidation with adjoining holdings, subject to the sale price being at market value or at one-half the assessed value in accordance with the Council Policy on the Sales of Small Unbuildable Parcels. However, the Offers outlined are outside of the authority and therefore these proposed sales require the consideration and approval of the Standing Policy Committee on Property and Development.

On November 22, 2001, the Standing Policy Committee on Property and Development concurred in the recommendation of the Director of Planning, Property and Development and accepted the Offers to Purchase Parcels D/E, E/F and N, as outlined on Misc. Plan No. 11309 at the price of $1.00 per parcel and in accordance with negotiated terms/conditions, consistent with the Council Policy on the Sales of Small Unbuildable Parcels.

Further, the Planning, Property and Development Department recommended that the Chief Administrative Officer or designate be delegated the authority to accept Offers to Purchase on the remaining surplus properties providing the terms and conditions are similar to those outlined in Schedule "A".

The Standing Policy Committee on Property and Development recommends:

I. That the Chief Administrative Officer or her designate be delegated the authority to accept Offers to Purchase on the remaining surplus properties providing the terms and conditions are similar to those outlined in the said Schedule "A".

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.