



City of Richmond

Report to Committee

To General Purposes - Nov 1, 2004

To: General Purposes Committee

Date: October 18, 2004

From: Christine McGilvray
Manager, Lands and Property

File: 06-2290-20- 077

Re: **Sale of Surplus Land After Creation of Cook Road
Easterly Extension - McLennan North
Portion of 6388 Katsura Street**

Staff Recommendation

That Council approve the sale of surplus land remaining from 6388 Katsura Street after the easterly alignment of Cook Road from Garden City Road to Katsura Road, to the owners of the adjacent property, at the appraised unit value of \$50.00 per square foot, as required under RZ 04-267632, and authorize staff to take the necessary steps to complete the sale.

Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER (Acting)	
Budgets	Y	<input checked="" type="checkbox"/>	N		
Law	Y	<input checked="" type="checkbox"/>	N		
Development Applications	Y	<input checked="" type="checkbox"/>	N		
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

The City purchased 6420 Garden City Road (now known as 6388 Katsura Street) in 1993 for \$825,000, funded from the Industrial Use Reserve (Land Acquisition account). It was purchased for the purpose of extending Cook Road eastwards, from Garden City Road.

Findings Of Fact

A recent rezoning application (RZ 04-267632) by the developer of the properties to the south of the Cook Road extension requires 528450 BC Ltd. to construct and pay for the Cook Road extension land costs. After the dedication and construction of the new Cook Road easterly extension (using the property at 6388 Katsura Street), a strip of land that is approximately 6 metres wide (9,510 square feet in area) will be left as surplus. Urban Development planners are requiring this to be purchased at market value by the developer/owner to the south and consolidated with his development site.

Analysis

As the sale of the surplus strip is defined as a disposition of land, Council approval is required and the disposition will be advertised in the local media.

Financial Impact

The City's lands in this area which are being used for road have been appraised at \$50.00 per square foot which represents a highest and best use of multi-family (high rise) development. Reimbursement for the value of the lands is being shared between developers under a formula developed by the Urban Development division.

For this particular developer, the total payment to the City will be (prior to final surveys and refinement of areas) approximately as follows:

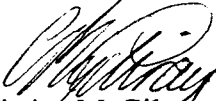
1.	Cook Road Extension - contribution to land cost	\$ 446,680
2.	Cook Road Extension – acquisition of surplus	\$ 475,500
3.	Contribution to land cost - Katsura Road	<u>\$ 396,571</u>
	Total	<u>\$1,318,751</u>

This amount will be credited to the Industrial Use Reserve (Land Acquisition) which was used to fund the acquisitions of land several years ago.

Further developer contribution will be made towards the cost of a remaining 2 metre wide strip on the north side of the Cook Road extension when the properties on the north side redevelop in the future.

Conclusion

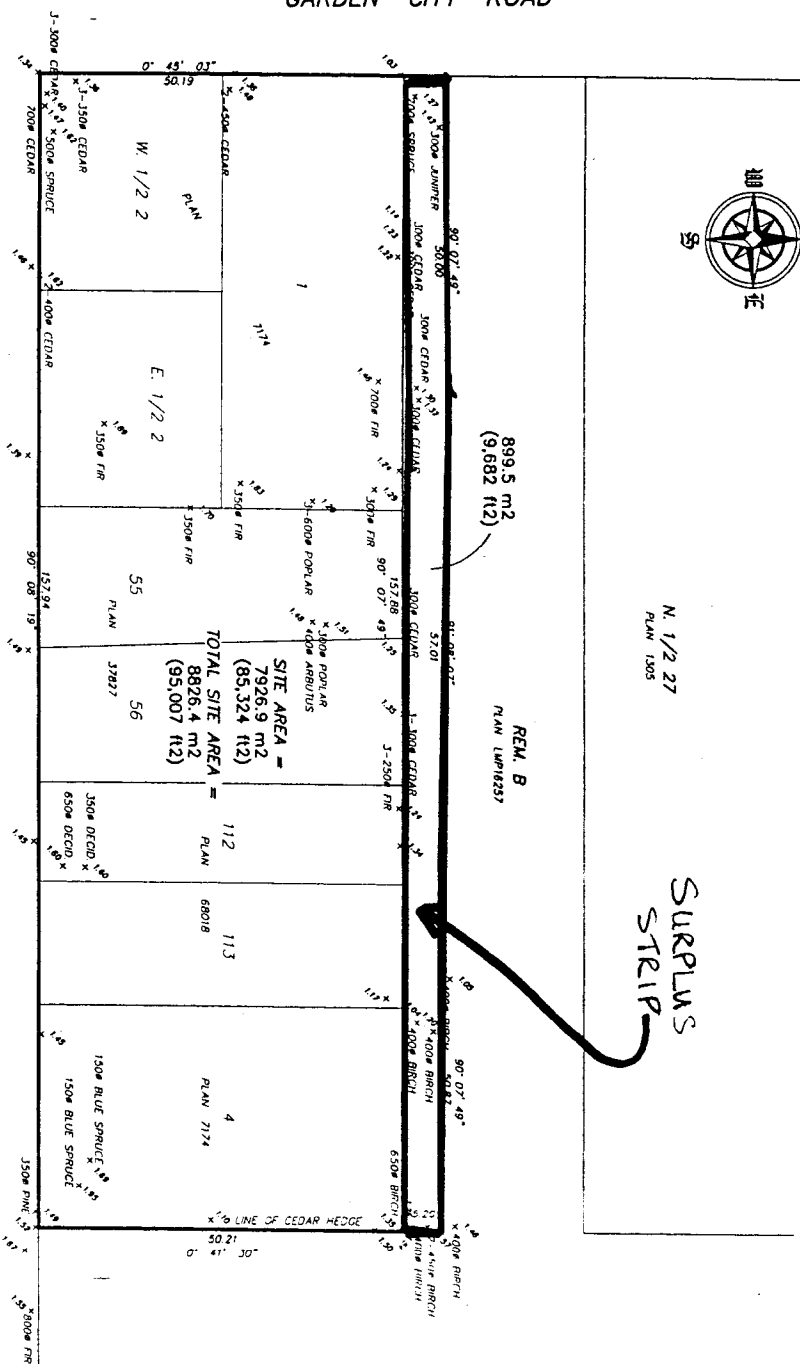
Council approval for the disposition is required. This will enable the developer to complete the Conditional Rezoning Requirements of RZ 04-267632.



Christine McGilvray
Manager, Lands and Property
(4005)



GARDEN CITY ROAD



N. 1/2 27
PLAN 1305

899.5 m²
(9,682 ft²)

REM. B
PLAN LMP18237

SURPLUS
STRIP

SITE AREA =
7926.9 m²
(85,324 ft²)

TOTAL SITE AREA =
8826.4 m²
(95,007 ft²)

ALBERTA ROAD

**SITE PLAN OF
PROPOSED CONSOLIDATION
GARDEN CITY RD. / ALBERTA RD.
RICHMOND, B.C.**

DYCK & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS

4 - 19089 94th AVENUE, SURREY, B.C. V4N 3S4
TEL: 513-9611 FAX: 513-2202

REDEKOP CAPITAL INC.

DATE	DESCRIPTION	REVISIONS	NO.

NOTE:
ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCH MARK
TYPICAL ELEVATION = 7.419 m

SCALE: 1 : 500	DATE: 2 MAR. 2004	REVISION:
DRAWN: RG	FILE: 3034	DATE: 3034-1