

ITEM	7
MANAGER'S REPORT NO.	63
COUNCIL MEETING	93/10/18

TO: CITY MANAGER 1993 SEPTEMBER 27

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: PS-99-92

SUBJECT: **PROPOSED SALE OF 7090 CURTIS STREET
LOT 4, DL 135, PLAN 15980, NWD**

PURPOSE: To obtain Council's authority to pursue the sale of City property.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to advise the tenant(s) of the subject property that the City intends to offer it for sale by Public Tender after 1994 March 31.
2. **THAT**, prior to offering the property for sale, a further report be submitted, providing a recommended minimum acceptable bid.
3. **THAT** the Director Engineering be authorized to prepare a subdivision plan providing for a 2 foot road dedication from the east side of the subject property for the future upgrading of Sherlock Avenue.

REPORT

1.0 BACKGROUND

The subject property is located at the southwest corner of the intersection of Curtis Street and Sherlock Avenue as shown on Figure 1 *attached*. It contains an older house in good condition and is situated within a well established R4 single and two-family residential neighbourhood.

It was acquired in 1960 for the future development of Greystone Drive and has been rented pending construction of the proposed roadway. It was subsequently determined that Greystone Drive would not be constructed west of Duthie Avenue and the balance of the right-of-way north to Hastings Street has been designated as part of the Urban Trail network.

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2.0 EXISTING SITUATION

The Urban Trail, which is now virtually complete in this particular area, is located on the east side of Sherlock Avenue and does not impact the subject property. There is, therefore, no longer any civic use proposed for this property.

The tenants have resided in the house for a considerable length of time and have maintained it and the grounds exceptionally well. If the property is to be sold, it would need to be sold subject to the existing tenancy as provided for under the terms and conditions of the Residential Tenancy Act. It is probable that a purchaser would want to occupy the house which would result in the tenants being given the statutory two months notice to vacate.

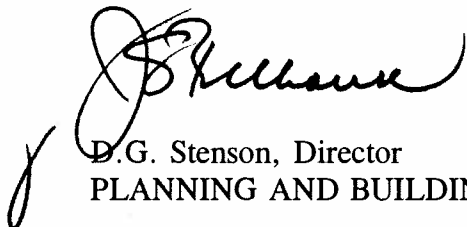
In order to provide the existing tenants with additional time to find alternate accommodation, should that be their choice, it is recommended that they be advised that the property is not to be offered for sale until after 1994 March 31.

Prior to its sale, provision should also be made to dedicate 2 feet from the east side of the property to facilitate the future upgrading of Sherlock Avenue to a 28 foot curb and gutter standard with a 5 foot offset sidewalk.

3.0 ESTIMATED MARKET VALUE

The Legal Department has estimated the current market value to range from \$300,000 to \$315,000.

Prior to offering the property for sale in 1994 March 31, a further report will be submitted providing a recommended minimum acceptable bid.


D.G. Stenson, Director
PLANNING AND BUILDING


PB/db

Attachment

cc: Director Administrative & Community Services
Director Engineering
121 Director Finance
City Solicitor

