

**TO:** CITY MANAGER

14 JUNE 2004

**FROM:** CITY SOLICITOR

**SUBJECT: PROPOSED SALE OF CITY PROPERTIES:**

229 and 269 North Hythe Avenue  
Lots 1 and 2, D.L. 189, Group 1, NWD, Plan BCP10726

4886 Empire Drive  
Lot 17, Block 58, DL. 188 & 189, Group 1, NWD, Plan 4953

**PURPOSE:** To provide Council with information regarding the sale of City property and obtain authority to set a minimum bid

---

**RECOMMENDATION:**

1. **THAT** the subject lots be offered for sale by public tender in accordance with the conditions of sale outlined in this report.
2. **THAT** Council approve expenditure of \$7200 to service 4886 Empire Drive with water and combined sewer connections.
3. **THAT** Council approve the registration of a covenant on title restricting access to 4886 Empire Drive.

**R E P O R T**

**BACKGROUND**

The subject properties are considered surplus to City needs and ready for sale.

**229 and 269 North Hythe:**

Two vacant lots have been created by subdivision of land that previously contained a water reservoir (part of Capital Hill Reservoir). 229 N. Hythe is 72' x 100' (7200 sf) and 269 N. Hythe is 57' x 131' (7513 sf). (See Sketch 1.) Both lots generally slope downward at a steep grade. A portion of reservoir floor that remains on each lot affords some level area. Covenants on title restrict building heights and vehicle access to the lane. Expansive and panoramic city, ocean and mountain views are available to the southwest, west and northwest. A small park area is adjacent to 229 N. Hythe to the south. The neighborhood has been improved with average to superior quality single family dwellings.

**4886 Empire Drive:**

Council at its meeting of April 6, 1998 authorized the sale of the above-noted property. It is a 33-foot wide lot that can be developed with a single family dwelling under the prevailing R5 District regulations (see Sketch 2). While only two lots in the subject's block are small, the surrounding neighborhood exhibits a mix in lot sizes. The lot generally slopes downward from east to west. It is vacant of improvements and contains high grass, some bush and a few deciduous trees. Limited city, ocean and mountain views are available but are seasonal due to tall, deciduous trees to the west. An undeveloped road allowance is adjacent to the subject to the east and currently provides an area of green space to the neighborhood. It is recommended that a covenant be registered restricting vehicle access from the lane only. Cost of the City servicing for water and combined sewer connections is estimated at \$7200.00 and will be undertaken after the sale.

**LAND EVALUATION**

**229 and 269 N. Hythe Ave:**

In order to set a minimum bid price the following sales of vacant sites the in N. Hythe area were analyzed:

<u>Location</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Use</u>	<u>Comments</u>
7379 Union St.	\$361,500	Aug., 2003	Res.	Slightly sloping & views
147 N. Delta Ave.	\$507,500	June, 2003	Res.	Slightly sloping, views & improved with older home
251 N. Springer Ave.	\$450,000	Oct., 2002	Res.	More level & views
397/407 N. Hythe Ave.	\$507,500	May, 2002	Res.	Steeply sloping & views

Recent vacant land sales similar in location and site influence as the subject were not available. Prices varied depending on ease of construction and site influence. The sale prices ranged from \$361,500 to \$507,500. The subject sites are considered to have a value in the higher range due to their superior views. It is therefore recommended that a minimum bid price of \$450,000 be set for each property to attract a number of competitive bids.

**4886 Empire Drive:**

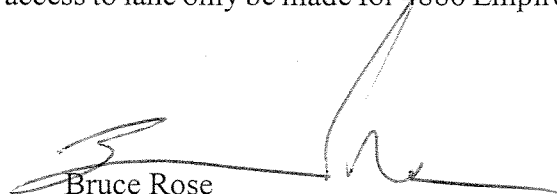
In order to set a minimum bid price the following sales of vacant sites the in the Empire Drive area were analyzed:

<u>Location</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Use</u>	<u>Comments</u>
4809 Empire Dr.	\$330,000	Feb., 2004	Res.	Slightly sloping, views & with an old-time home
13 N. Glynde Ave.	\$365,000	Jan., 2004	Res.	Some slope, views & with an old-time home
107 N. Hythe Ave.	\$450,000	Dec., 2003	Res.	Sloping, views & with an older home
30 N. Hythe Ave.	\$360,000	Nov., 2003	Res.	Some slope & views with an old-time home

A very limited number of recent sales similar in location and site influence as the subject were available. Vacant land sales were not available. Prices varied depending site influence and quality of improvements. The sale prices ranged from \$330,000 to \$450,000 and it is recommended that the minimum bid price be set slightly below the range as the subject is vacant and the comparable sales contain older homes. It is therefore recommended that the minimum bid price be set at \$325,000 to attract a number of competitive bids.

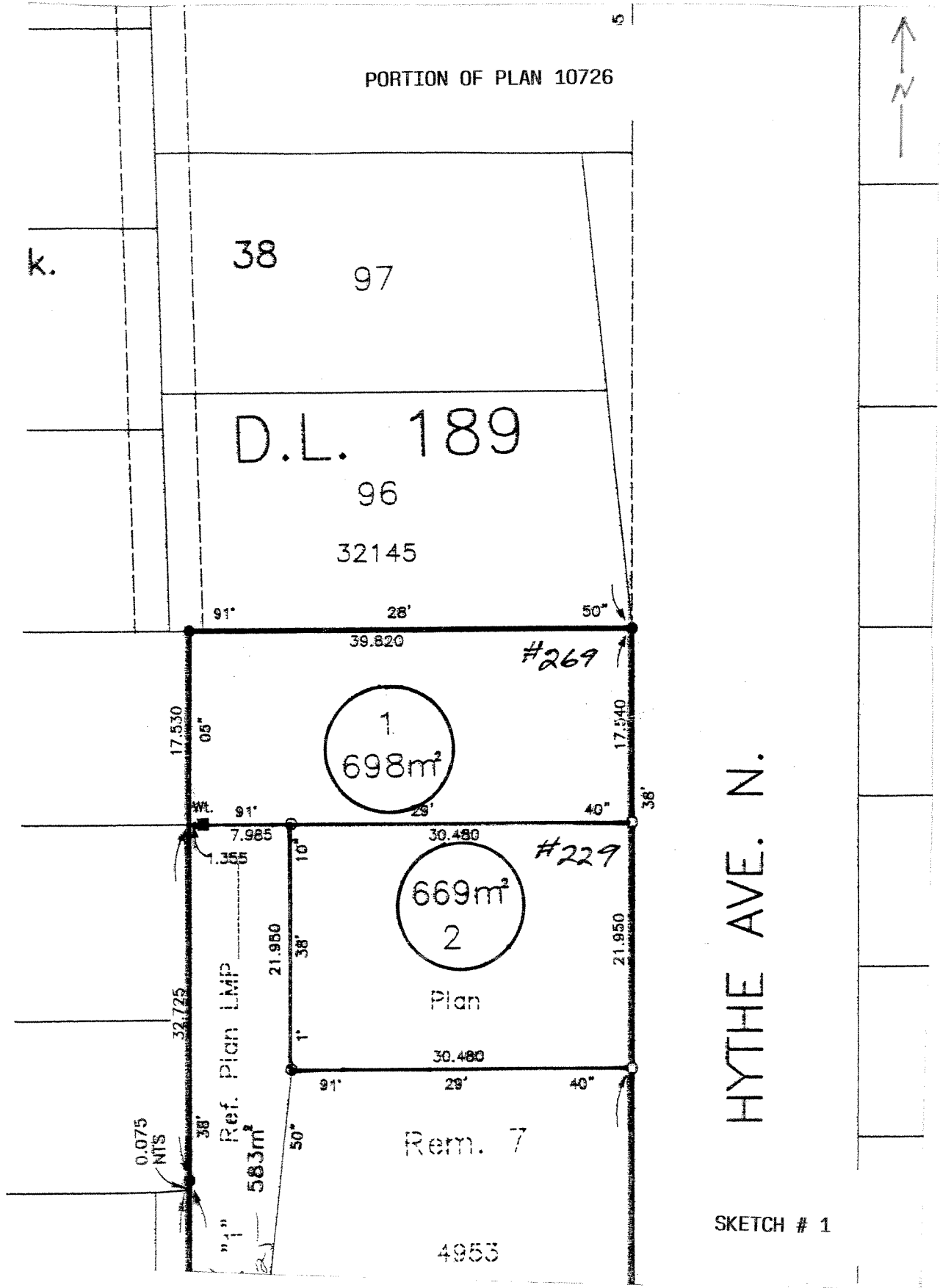
**CONCLUSION**

It is recommended that the minimum bid price for each 229 and 269 North Hythe Ave. be set at \$450,000.00 and it is recommended that the minimum bid price for 4886 Empire Drive be set at \$325,000.00. It is recommended that an expenditure of \$7200 for servicing be approved and that approval for registration of a covenant restricting access to lane only be made for 4886 Empire Drive.

  
Bruce Rose  
CITY SOLICITOR

LS:ls

Copy: Director Planning & Building  
Director of Engineering



PORTION OF PLAN 4953

**GAMMA AVENUE**

**ROAD**

**OXFORD ST.**

**DL 188 DUNDAS ST.**

**CARIBERRA AVE.**

SKETCH # 2

