

TO: CITY MANAGER **DATE:** 2006 March 14

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PS 4430 20
Reference: 5702 Scenic Hwy.
PS-7-92

**SUBJECT: PROPOSED SALE OF CITY-OWNED PROPERTY
5702 SCENIC HIGHWAY**

PURPOSE: To seek Council authorization for the sale of the City-owned property at 5702 Scenic Highway for consolidation with 5705 Highfield Drive under the terms and conditions outlined in this report.

RECOMMENDATION:

1. **THAT** Council authorize the sale of the City-owned property at 5702 Scenic Highway subject to consolidation with the abutting property at 5705 Highfield Drive as described in this report.

REPORT**BACKGROUND:**

Council, at its meeting of 1993 November 01, adopted a report from the Planning Department which recommended that several remnant City properties be offered for sale to adjacent properties. The City-owned lot at 5702 Scenic Highway was one of those properties (see **attached**) sketch. The recommendation directed that staff be authorized to contact the owners of lands which were adjacent the remnant City lots to determine if they were interested in acquiring the parcels for consolidation with their existing property. An additional recommendation adopted at the meeting stated that, should any owner be interested in acquiring a remnant City lot, a further report would be submitted to Council detailing the specific conditions of the sale. There was no interest in acquiring the subject City lot by the adjacent owners at that time.

The Director Engineering has confirmed that the dedicated lane adjacent 5705 Highfield Drive and 5702 Scenic Highway cannot be constructed to City standards as the grade is 30% and there are no plans to construct Scenic Highway to provide physical access to this property. Since there is no physical access to the lot, it can only be sold subject to consolidation with an adjacent private property.

In the Capitol Hill Conservation Area report received by Council 1987 August 10, Recommendation #4 was adopted as follows:

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“THAT within the Geotechnical Review Area, renovations, replacements or additions to existing structures be subject to the Chief Building Inspector being satisfied, as is provided for in Section 734(2) of the Municipal Act, that the stability of the soil is sufficient to support such improvements and that the proposed developments will not be detrimental to the soil stability of other properties in the vicinity. “

As shown on Map 6 from the 1987 August 10 report, both 5702 Scenic Highway and 5705 Highfield Drive are within the Geotechnical Review Area and would, therefore, be subject to the recommendation as outlined above. In order to ensure this provision, it is intended to register a Section 219 Covenant as part of the approval of this sale and consolidation.

CURRENT SITUATION:

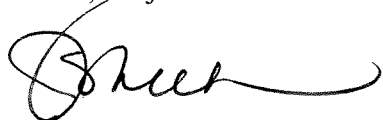
We are recently in receipt of an inquiry from the property owners of 5705 Highfield Drive regarding the possibility of acquiring 5702 Scenic Highway for consolidation with their existing property. The owner of the adjacent property at 5711 Highfield Drive has advised the City that she is not interested in acquiring the remnant City lot.

The Legal Department has valued the City property at \$150,000.00 subject to its consolidation with the adjacent property at 5705 Highfield Drive.

The owners of 5705 Highfield Drive (Mr. and Mrs. Fuller) have forwarded a letter to this department expressing their interest in purchasing the remnant City parcel for consolidation with their existing property and confirming that the price of \$150,000.00 is acceptable to them.

CONCLUSION:

As the remnant City lot at 5702 Scenic Highway cannot be accessed from either the dedicated lane or from Scenic Highway, Council authorization of its sale to the owners of 5705 Highfield Drive, subject to the terms and conditions outlined in this report is recommended.



J. S. Belhouse
Director Planning and Building

SAM:hr
Attachment

cc: City Solicitor
Director Finance
Director Engineering
Director Parks, Recreation and Cultural Services

