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City Staff Report

Report Date: October 14, 2020**Meeting Date:** October 20, 2020**To:** City Manager**From:** Director of Development Services**Subject:** Property Disposition Policy – Abutting Lands

Purpose

Review and approve a property disposition policy for abutting lands.

Summary

- Council has requested staff review City lands and identify those that could be considered surplus;
- Policies to guide decisions on property disposition processes were requested from Council and are being drafted and reviewed through the Policy and Bylaw Committee;
- A disposition policy for lands by abutting property owners with no city strategic value has been drafted and reviewed by the Policy and Bylaw Committee and now is attached for Council's consideration.

Recommendation

THAT Council approves Disposition of Lands – Abutting Properties Policy – CCR-21.

Statutory Requirements

Community Charter (Div 3) Municipal Property Disposition

Council Policy

None

Strategic Objective

N/A

Financial Implications

Disposition of properties may be used for acquisition of land, improvements or capital projects.

Background

Municipal Property Disposition

The Community Charter provides the rules and requirements for municipalities disposing of lands. There is no requirement to make the sale of land available to the public but there is a requirement to notify the public of the sale. In the case of land not made available to the public this notice must include who is acquiring the land, the nature and term of the disposition and what consideration was received by the municipality for this land.

Proceeds of sale must be placed in a reserve fund for the purchase of other land, improvements or other capital assets. Some lands (ie parks, closed roads providing access to water, lands purchased with debt) must go to other special reserve accounts.



The Policy and Bylaw Committee agreed that separate policies to guide decisions on disposition of City lands will be developed and requested the following be brought forward:

- 1) Disposition of surplus lands to abutting properties;
- 2) Disposition of lands for City strategic initiatives via a request for proposals;
- 3) Disposition of surplus park lands.

The first of these policies was reviewed by the committee and is the subject of this report.

Disposition of City Lands – Abutting Properties

The policy drafted is intended to guide the consideration for lands that are surplus properties with no strategic value to the City. This would include properties which do not have development potential due to size, geometry or other land conditions. The most practical use for these lands would be to have them consolidated with an abutting parcel to limit future use as well as avoid maintenance costs for the City. Last year the City sold one such property along Abbott Drive and have a request to dispose of another along Baker Drive.

This policy will allow City Staff to review each parcel to confirm no City interest and negotiate with an interested abutting property owner the purchase of the abutting properties under the condition, in most cases, that it will be amalgamated with their property.

Attachments

Draft Disposition of Lands Policy – Abutting Properties

Concurrence

N/A

Options

1. Approve moving ahead with the disposition policy.
2. Recommend changes to the disposition policy.