

REPORT

Engineering Services

To: Mayor Johnstone and Members of Council
Date: June 12, 2023

From: Lisa Leblanc
Director of Engineering
File: 02.0535.20-01

Item #: 2023-379

Subject: 327 Louellen Street: Sale of Abutting City Property

RECOMMENDATION

THAT Council authorize the sale of the City Property described in this report to Lisa Marie Harry, subject to satisfying the conditions in the subject Agreement of Purchase and Sale between the Corporation of the City of New Westminster and Lisa Marie Harry (the “Agreement”) and authorize the Mayor and Corporate Officer to execute the Agreement.

PURPOSE

To obtain Council’s approval for the sale of the City-owned property located at the rear of 327 Louellen Street.

BACKGROUND

Staff has concluded the negotiation on the terms and conditions of the Purchase and Sales Agreement (PSA), and is acceptable to the City and the Purchaser for the subject property (Property).

The size of the Property is 16.76 m. (54.98 ft.) in width by 2.44 m. (8.00 ft.) in depth with an area totaling 40.86 m² (440 sq. ft.), and does not have street access. To maintain the existing sewer line (Figure 3), a Statutory Right of Way will be registered over the Property. To reach the agreed value of \$31,000.00, the Purchaser had commissioned an appraisal of the Property by a City appointed-appraiser. Council had previously approved the purchase price of \$31,000.00.



Figure 1: Aerial View of Subject City Property

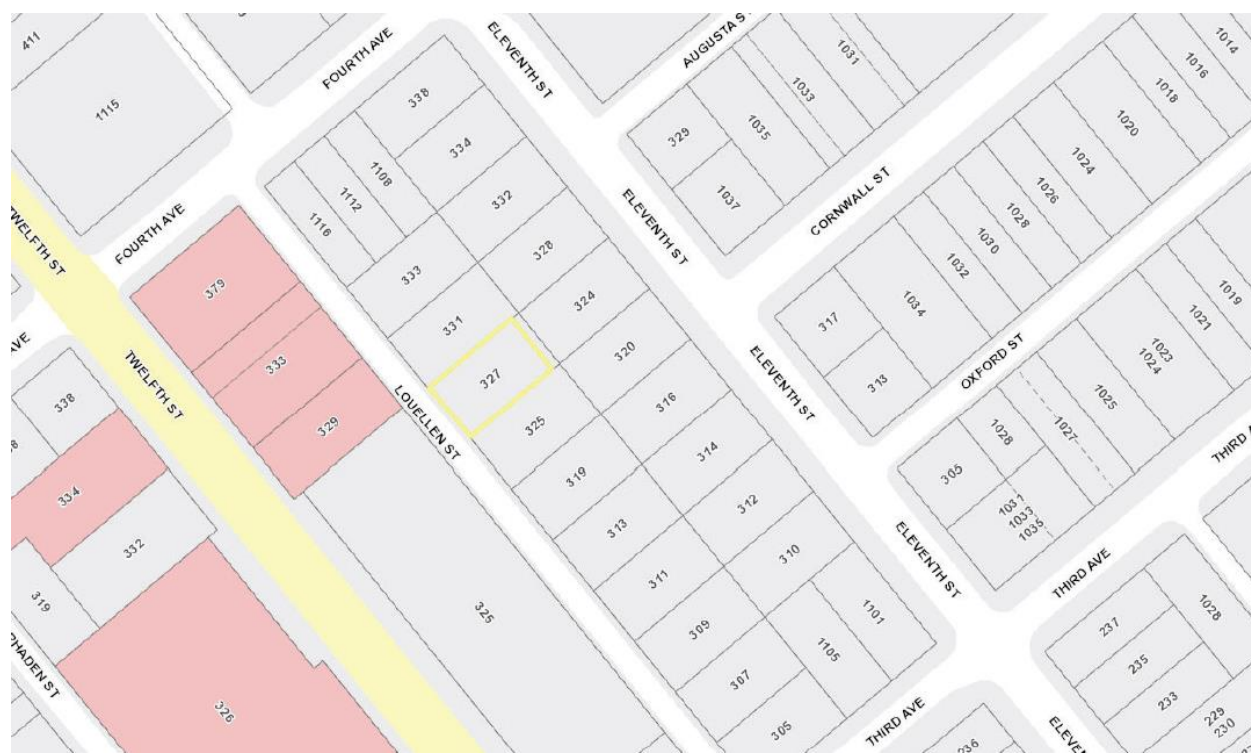


Figure 1: Cityviews image of 327 Louellen Street and Abutting Subject Property

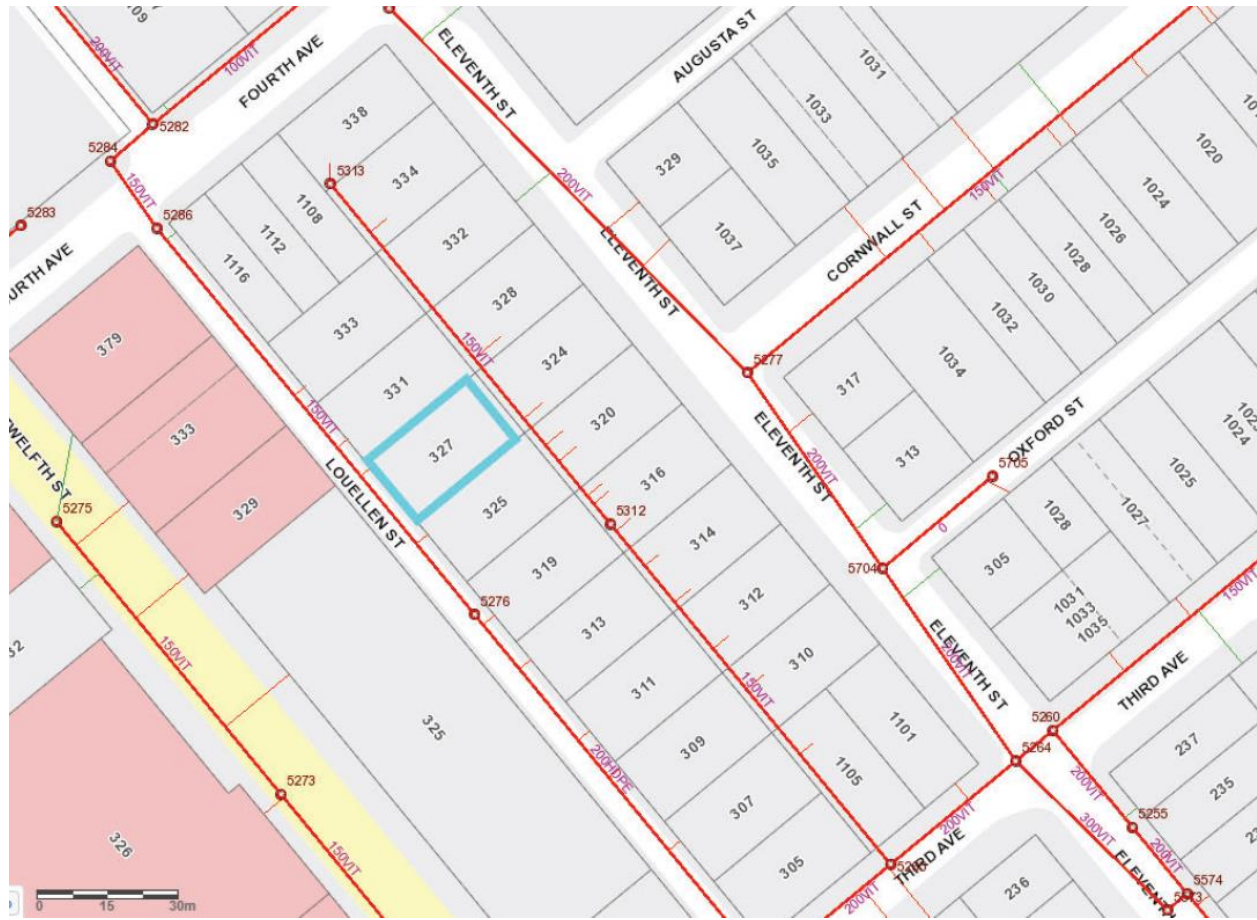


Figure 2: Cityviews of 327 Louellen Street and Abutting City Property and Sewer Line

EXISTING POLICY

The Property has been evaluated using the Policy Framework for the Disposition of City Owned Land and has met the criteria for disposition. An assessment of the City's evaluation criteria for disposition of the Property can be found within the previous council report in Attachment #1.

In accordance with Community Charter sections 26 and 94, public notification of the proposed sale was posted on May 4 and May 11, 2023, and there were no responses received from the public, opposed to the sale.

ANALYSIS/DISCUSSION

Staff has negotiated with the Purchaser on the terms and conditions to the satisfaction of both parties. The negotiations were recently concluded and the key terms of the Purchase and Sale Agreement are as follows:

Purchaser: Lisa Marie Harry

Purchase Price: \$31,000.00

Completion Date: June 30, 2023

Conditions: Statutory Right of Way in favour of the City over the subject Property to maintain access to the underground sewer line.

NEXT STEPS

To proceed with this sale, the following steps are required:

1. Council resolution approving the sale and authorizing the signing of the agreement;
2. Removal of conditions of sale (e.g. subdivision approval);
3. Payment of money by applicant, transfer of land and registration of subdivision plan.

FINANCIAL IMPLICATIONS

The cost of the legal services to the City is estimated to be \$6,000.00. The cost of the Land Agent services to facilitate the sale of the property on behalf of the City is estimated to be \$4,900.00. The 2023 Approved Operating Budget will be used to fund City costs.

INTERDEPARTMENTAL LIAISON

Finance staff and the City Solicitor were consulted with regard to the proposed sale. None expressed any objections to the sale.

OPTIONS

The following options are presented for Council's consideration:

1. That Council authorize the sale of the City Property described in this report to Lisa Marie Harry, subject to satisfying the conditions in the subject Agreement of Purchase and Sale between the Corporation of the City of New Westminster and Lisa Marie Harry (the "Agreement") and authorize the Mayor and Corporate Officer to execute the Agreement;
2. Provide staff with further direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1 - Council Report titled: 327 Louellen Street: Project Sale of Abutting City Property dated July 12, 2021

APPROVALS

This report was prepared by:

Christy Mereigh, Manager, Strategic Projects

Craig MacFarlane, Manager of Legal Services – City Solicitor

This report was reviewed by:

Kwaku Agyare-Manu, Senior Manager, Engineering Services

This report was approved by:

Kwaku Agyare-Manu, Acting Director, Engineering Services

Dean Gibson, Acting Chief Administrative Officer