



REQUEST FOR DECISION

MEETING DATE: February 14, 2022

TITLE: Deer Park Village Road Closure – Sale of Remnant Parcel

DIVISION: City Manager's Office

SUMMARY:

City Council approved the expansion of the Deer Park Village neighborhood commercial site at its meeting on January 10, 2022. At the same time, Council also approved a Road Closure Bylaw that resulted in a remnant parcel surplus to City requirements. This Request for Decision is to approve the sale of this 0.022 hectare remnant parcel to 2330185 Alberta Ltd. subject to consolidation with the adjacent parent parcel and incorporating into the commercial site.

PROPOSED MOTION:

THAT the sale of the public roadway closed under Road Closure Bylaw C-1177-21 and approximating 0.022 hectare be approved for the purchase price of \$8,160 plus applicable GST on terms and conditions satisfactory to City Administration.

BACKGROUND / ANALYSIS:

Deer Park 2020 Projects Ltd. is planning to proceed with the development of the Deer Park Village commercial site. The development plan required an increase in the size of the site area from 0.75 ha to 1.0 ha and site specific text amendments to the C3 zone. Council approved a Land Use Bylaw Amendment – Deer Park Commercial (Bylaw C-1170-21) and a Road Closure – Portion of Road Under Plan 212 2013 (Bylaw C-1177-21) at its meeting on January 10, 2022.

The effect of the Road Closure Bylaw was to create a remnant parcel of approximately 0.022 ha (0.054 acre) from road right-of-way that was intended for a berm between Jennifer Heil Way and future residential development. With the expansion of the commercial site, the berm is no longer required and is surplus to City needs. As such, the intention – subject to Council approval – is to sell the remnant parcel to be consolidated into the expanded commercial site which will be a condition of subdivision.

A map showing the location of the remnant parcel for sale is attached.

Administration will be returning to Council later in 2022 with a Request for Decision to establish a Specific Purpose Land Reserve, and that is where the proceeds from this land sale would be directed if Council approves the establishment of the Reserve.

OPTIONS / ALTERNATIVES:

The City could retain the parcel and incur maintenance costs going forward. As a remnant parcel, it is too small to support a standalone development which effectively means that its best use is integration into the larger commercial parcel.

CONSULTATION / ENGAGEMENT:

The sale price is based on recent appraisals completed for surplus Highway 16A right-of-way land sold by the City to Wind Dancer Properties and potential sale lands adjacent to the proposed Ballpark District. The valuation for the remnant Deer Park parcel was reviewed by an independent appraiser (Altus Group) and was found to be reasonable.

IMPLEMENTATION / COMMUNICATION:

As a condition precedent to sale, the purchaser must apply for and obtain subdivision approval. This requires the consolidation of the remnant parcel into the larger commercial area.

IMPACTS:

This will allow the proposed Deer Park Village Commercial development to proceed. The project will bring additional commercial amenities to the neighborhood and will contribute to the City's non-residential tax base.

FINANCIAL IMPLICATIONS:

The appraised sale price is \$8,160 plus applicable GST. This equates to \$150,110 per acre.

STRATEGIC VISION ELEMENT:

Where People Choose to Grow a Business - A strong, diversified business centre

RELATED GOAL:

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.