



Date: July 11, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: SALE OF CITY-OWNED PROPERTY -
4168 ATLIN STREET

RECOMMENDATION

THAT the Board endorse the following recommendations, as contained in the attached report to City Council:

- **THAT Council accept the Offer to Purchase the City-owned property at 4168 Atlin Street, legally described as PID: 024-161-080 Lot K South East ¼ Section 47 Town of Hastings Suburban Lands Plan LMP38157, from Parmjit K. Gill in the amount of \$280,000.00 under the terms and conditions contained in the City's "Tender Form-Offer to Purchase" and this report.**
- **THAT the Park Board Land Acquisition Fund be reimbursed with the proceeds of the sale.**

POLICY

The Vancouver Charter section 190 (b) authorizes Council to dispose of City-owned property deemed to be surplus to the City's needs.

In 1992, Park Board approved the "Management Plan", which included the following land acquisition policy: "land will continue to be acquired and consolidated for park use in neighbourhoods with less than 1.1 hectares (2.75 acres) of park land per 1,000 residents and may be acquired in other areas if it has unique or special merit or increases public access to the waterfront".

BACKGROUND

There are only three protected ravines in the city of Vancouver: Renfrew Ravine, Kinross Ravine and Arbutus Ravine. Due to their rarity in our highly urbanized setting, ravines are considered to have special merit when considering land acquisition choices.

Renfrew Ravine Park is located along the Renfrew Street right-of-way from 23rd Avenue to 29th Avenue (see Appendix A). The park was created in 1965, and includes Still Creek at the base of the ravine. Renfrew Ravine Park currently consists of 6.0 hectares (14.8 acres) of green space.

The Park Board has a program to acquire the land located along the west side of the ravine in the 4100 to 4400 blocks of Atlin Street. The program involves the acquisition and subdivision of these privately-owned lots, so that the portion in the ravine becomes City-owned land and the flat portion at the top of the bank remains privately-owned land for residential purposes.

Since 1990, the Park Board and City Council have authorized the purchase of eight properties, accounting for a total of 0.4 hectares (1.0 acres), which have been added to Renfrew Ravine Park. A total of 0.6 hectares (1.5 acres) remains to be acquired in order to complete the acquisition of the western bank of the ravine.

In May 1997, Park Board and Council approved the purchase of 4168 Atlin Street for \$325,000 with funding from the Park Board Land Acquisition Fund, and “following the subdivision of this property, the non-park portion of this property be put on the market for sale, and that the proceeds be credited to the Park Board Land Acquisition Fund”.

DISCUSSION

In May 1998, the property was subdivided into two separate lots, with Lot L (4165 Renfrew Street) becoming part of the Renfrew Ravine Park and Lot K (4168 Atlin Street) to be sold as surplus to the City’s needs (see Appendix B).

The property at 4168 Atlin Street is about 6,107 square feet (34.5 feet by 177 feet), and currently improved with a house of approximately 830 square feet. The site is zoned RS-1S, which permits the development of a single-family dwelling with a secondary suite.

In the summer of 2002, the surplus lot was advertised for sale by tender but no offers were received and the lot was taken off the market.

In May 2003, the property was re-advertised for sale by tender with the tender closing on June 25, 2003. One offer for \$81,000.00 was received. The Director of Real Estate Services was of the opinion that this offer did not represent current market value for the property and recommended that the City wait for other offers.

On June 26, 2003, an offer for \$280,000.00 was received. The Director of Real Estate Services is of the opinion that the \$280,000.00 offer by Parmjit K. Gill represents current market value for the property and recommends this offer for acceptance.

CONCLUSION

The acquisition and subsequent subdivision of the lot at 4168 Atlin Street has achieved the objective of protecting the banks of Renfrew Ravine Park. The sale of the upland lot, as envisaged when the property was acquired in 1997, can now be completed, with the proceeds of the sale accruing to the Park Board Land Acquisition Fund.

Prepared by:
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Board of Parks & Recreation
Vancouver, BC
MD

Appendix A - Aerial Photo of Renfrew Ravine Park



Appendix B - Map Showing Proposed Property for Sale

