

ADMINISTRATIVE REPORT

TO: Shane Bourke, City Manager	DATE: April 29, 2025
FROM: Brian Glavin, Chief Operating Officer	MEETING: Operational Services Committee
REPORT WRITER: Joe Johnson, Director of Development Services	
SUBJECT: Disposition of Land – Closed Road Right of Way	

RECOMMENDATIONS

It is recommended that Committee recommend that Council:

Identify all that portion of Road Plan 952-3580 and Road Plan 782-2397 as described in Bylaw C-1326 as marketable land and approve the sale of the property to Costco Wholesale for the purchase price of \$50,000.00, subject to the conditions of a sales agreement satisfactory to the City Manager and City Solicitor.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

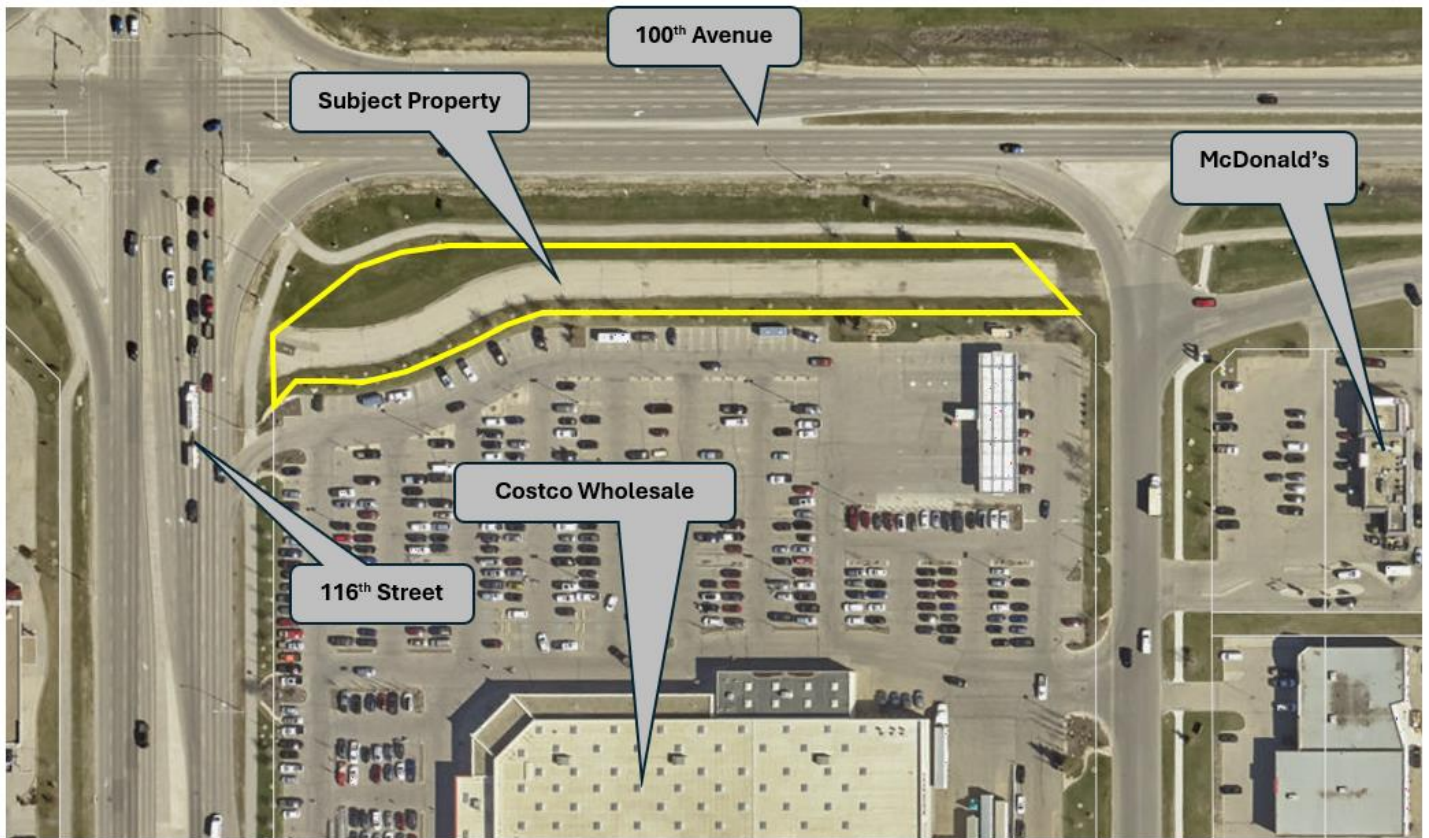
On September 21st, 2015, City Council approved Bylaw C-1326, being a bylaw to close a government road allowance and remove the road right of way designation from the subject property.

BACKGROUND

Administration received an application from Costco Wholesale for the disposition of the former road right of way as identified in Attachment 1. The identified area contains a former service road that provided access to adjacent properties along the southern portion of 100th Avenue east of 116th Street. As upgrades to 100th Avenue and 116th Street took place, the service road was decommissioned from the road network.

ANALYSIS

1. The subject property is approximately 0.369 ha (0.912 ac). There is one stormwater catch basin that is no longer required by the City within the subject property and no shallow utilities, and therefore no need for easements or utility rights-of-way. The property contains a tree grove that the Parks Department planted. The sales agreement will either stipulate that the tree grove must remain in its current form or that it must be relocated/replanted to achieve the same results to the satisfaction of the City at time of Development Permit.



The decommissioned road right of way does not serve any strategic purpose for the City as the 100th Avenue design is fully contained beyond the boundaries of the proposed disposition.

Relationship to City Council's Areas of Focus / Strategic Priorities

This matter can be reviewed in the context of Council's Strategic Growth area of focus.

Environmental Impact

There are no anticipated environmental impacts.

Economic Impact

The land disposition will allow Costco Wholesale to expand their parking lot for their customers use.

Social Impact

There are no anticipated social impacts.

Relevant Statutes / Master Plans / City Documents

Municipal Development Plan

[Bylaw C-1326](#) – A Bylaw to Close Government Road Allowance

[Policy 602](#) – Land Management – Acquisition, Disposition, and Leasing provides direction on all matters relating to city owned lands.

Risk

Administration has not identified any risks related to the disposition of the subject property.

STAKEHOLDER ENGAGEMENT

Administration circulated the proposed disposition to various internal and external departments. There were no concerns raised in relation to the proposed disposition.

BUDGET / FINANCIAL IMPLICATIONS

The proposed sale price is consistent with recent appraisals for land in a similar condition.

SUMMARY / CONCLUSION

Administration has received an application for the disposition of city owned lands which previously formed part of the 100th Avenue road right of way and provided access to adjacent properties via a service road. The service road is no longer required for this area as the 100th Avenue roadway has been upgraded, and the service road has been decommissioned. Administration has not identified any future City need for the parcel.

ATTACHMENTS

1 – Subject Property

