

**PROPOSED METHOD OF DISPOSITION, EASEMENT AND UTILITY RIGHT OF WAY –  
(KINGSLAND) – WARD 11 (CLLR. BRIAN PINCOTT)  
FILE NO: 943 GLENMORE TR SW (MRC)**

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**SUMMARY/ISSUE**

Authorization for Public Marketing of the Property, to be administered by the Office of Land Servicing & Housing, and authorization to negotiate a sale of the Property to the proposed purchaser.

**PREVIOUS COUNCIL DIRECTION/POLICY**

2013 July 25 meeting of Land and Asset Strategy Committee referred LAS2013-35, Proposed Method of Disposition – (Kingsland), back to Administration.

**ADMINISTRATION RECOMMENDATIONS:**

That the Land and Asset Strategy Committee recommend that Council:

1. Authorize the Method of Disposition recommendation as outlined in Attachment 2;
2. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
3. Request that the Recommendations, Report and Attachments 1, 2, and 3 remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda.

**RECOMMENDATION OF THE LAND AND  
ASSET STRATEGY COMMITTEE, DATED  
2013 DECEMBER 12:**

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That Council:

1. Authorize the Method of Disposition recommendation as outlined in Attachment 2.

Excerpt from the Minutes of the Regular Meeting of the Land and Asset Strategy Committee Dated 2013 December 12:

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“That Council:

2. Request that Attachments 4 and 5 be removed from this report prior to being forwarded to Council and that Attachments 4 and 5 remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* and that Council consider Attachments 4 and 5 in camera if requested by Council; and
3. Request that the Recommendations, Report and Attachments 1, 2, and 3 remain confidential under Sections 23(1)(b), 24(1)(a), 24(1)(g) and 25(1)(b) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda.”

**INVESTIGATION**

The Property will comprise 943 Glenmore Trail SW (parcel A), a portion of the adjacent lane to be closed (parcel B) and a portion of 926 67 Avenue SW (parcel C). These three parcels will be consolidated prior to disposition. The Property is located within the southwest community of Kingsland. The 19,938 sq. ft. Property is conveniently located off major traffic routes at the southeast corner of Elbow Drive and Glenmore Trail.

Parcel A was formerly a service station from approximately 1957 to some point between 1976 and 1979 and again between 1987 and

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2002. Parcel A was purchased by The City in 1986 to accommodate the Glenmore Trail and Elbow Drive interchange. The onsite improvements were demolished in 2003 and the western portion of parcel A became part of the now complete Glenmore Trail/Elbow Drive interchange in 2006.

Parcel B is currently a portion of the laneway that provides the only vehicle access available to parcel A.

Parcel C is a portion of a larger parcel that was purchased by The City in 2004. The western portion of 926 67 Avenue SW became part of the now complete Glenmore Trail/Elbow Drive interchange in 2006.

A small portion of laneway will be closed to provide for parcel B. Parcel C will result once 926 67 Avenue SW has been subdivided and registration of road for laneway access has been completed. Parcels B and C will be consolidated with parcel A prior to or upon disposition of the Property. The balance of the existing parcel from which parcel C is created will become remnant land and a one way laneway exiting to 67 Avenue SW. The laneway will provide egress from the termination of the existing two way lane.

Since concerns were raised at Land and Asset Strategy Committee on 2013 July 25 concerning the safety of the laneway access to 67 Avenue SW, Administration met with Roads, revised the sketches to provide for increased safety and met with the ward Alderman on 2013 September 17 to communicate the revisions.

The Property is not currently used for municipal purposes or required for future City use.

**IMPLICATIONS**

**General**

The Property is vacant and represents a maintenance liability risk to The City.

**Social**

An open and transparent public marketing strategy will ensure all Calgarians have an equal opportunity to purchase the Property, that all offers are considered for their individual merit, and that The City is allowed to chose the purchaser that offers the most desired terms and conditions.

The community will benefit from future development on this highly visible commercial site.

**Environmental**

The Property has been reviewed in accordance with The City of Calgary's Sales, Acquisitions, and Leases Environmental (S.A.L.E.) Policy.

Parcel A:

A Phase I Environmental Site Assessment was conducted in March 2003; Phase II Environmental Site Assessments were conducted in June 2003, August 2004 and January 2005. Between 2005 and 2008, the City undertook remediation of the Property. A Remediation Summary prepared in April 2008 indicates there may still be impacted material on the site requiring removal. Based upon these environmental assessments and the understanding that the Property is to be sold for commercial development, Environmental & Safety Management recommends no further environmental assessment is required prior to the sale. As per section 4.1.4 of the S.A.L.E. Policy, copies of the Phase II Environmental Site Assessment (2005), the Final Remediation Report (2008) and site specific data from all other noted reports will be provided to potential purchasers.

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Parcel B:

An Environmental Review is underway and findings will be made available to potential purchasers.

Parcel C:

A Phase I Environmental Site Assessment was conducted in July 2012. A Phase II Environmental Site Assessment was conducted in May 2013 with no environmental concerns identified. As per section 4.1.4 of the S.A.L.E. Policy, the Phase I and II Environmental Site Assessments (2013) will be provided to potential purchasers.

**Economic (External)**

The sale and subsequent development of the Property will provide amenities and an increase to the annual tax base, benefiting the immediate community and the city in general.

**BUSINESS PLAN/BUDGET IMPLICATIONS**

The sale will be recorded in the Office of Land Servicing & Housing's Operating Program 488 and net proceeds from the sale will be transferred to Corporate Properties and Buildings' Revolving Fund Reserve and reallocated to other funds as required.

**RISKS**

The Property, if not sold will remain vacant which represents a liability and maintenance risk to The City.

**VALUATION**

The reserve price of the subject Property was based on an external appraisal with consideration given for the proposed consolidation and improved access of the subject property. The external appraisal has been endorsed by Administration's Valuation Review Committee. The comparable sales analyzed are included in Attachment 4.

**ATTACHMENTS**

- 1a. Site Map
- 1b. Site Map
2. Recommendations
3. Summary of Additional Property Information
4. **Removed at the request of Committee**
5. **Removed at the request of Committee**