



**Village of Rycroft
REQUEST FOR DECISION**

Council Meeting Date: March 3, 2021

TOPIC: C1 Commercial District properties downtown Rycroft

ADMINISTRATION RECOMMENDATION: That Council advertise the 2 commercial properties for sale on the condition that a building is constructed on the property within one year from the transfer of ownership.

BACKGROUND: In 2020, the Village demolished and removed the old Merry Pioneers Senior Centre building located adjacent to the Rycroft Hotel at 4717 50 street. At the same time, the Village acquired the adjacent property located at 4715 50 street. Both lots measure 33' wide x 120' deep.

As this is a commercial property designated in the Land Use Bylaw, this land is intended to be used for a commercial purpose. Selling the property and putting it into private hands will provide more tax dollars for Council to operate and provide services to its residents.

If Council were to retain ownership and for example place a senior's centre operation in that spot, then it loses the opportunity to collect taxes on the property to pay for services.

The reason Council would put a condition that a building be built on the property to eliminate the opportunity for speculators. We want someone to buy the property and put some thing on it to provide more services for the residents.

IMPLICATION OF DECISION

FINANCIAL IMPLICATIONS: Private ownership pays applicable taxes; Village ownership pays no tax dollars.

POLICY AND/OR LEGISLATIVE IMPLICATIONS: None.

ALTERNATIVE OPTIONS:

1. Council could re-build the Merry Pioneers Centre in that area
2. Council could research other properties to place there

ATTACHMENTS: None

Peter Thomas

Chief Administrative Officer

February 25, 2021

Date