

NO: R111

COUNCIL DATE: July 10, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 6, 2023**

FROM: **General Manager, Engineering**

FILE: **0910-40/222**

XC: **7919-0245-00**

SUBJECT: **Sale of City Property located at 10522 - 140B Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the City-owned property located at 10522 - 140B Street (PID No. 005-208-726), as generally described in the report and as illustrated in Appendix "I" attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

INTENT

The purpose of this report is to seek Council's approval to sell the vacant City-owned property located at 10522 - 140B Street (the "City Property") for multi-family development purposes.

BACKGROUND

Property Description

The City Property is a vacant rectangular shaped 749.58 m² parcel located at the southeast corner of 105 Boulevard and 140B Street, in the Guildford neighbourhood in close proximity to Hawthorne Rotary Park.

The owner of the properties at 10466, 10476, 10486, 10496, 10506 and 10516 - 140B Street (the "Adjacent Properties") has applied to acquire the City Property and consolidate it with the Adjacent Properties under Development Application 7919-0245-00.

Zoning, Plan Designations and Land Uses

The City Property is zoned Single Family Residential ("RF") Zone and designated Multiple Residential in the Official Community Plan. The City Property is identified as Low-Rise Apartments within the Guildford Town Centre - 104 Avenue Stage 1 Secondary Land Use Plan.

DISCUSSION

Purpose of the Sale

The City Property is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7919-0245-00. This Development Application is seeking approval to rezone and develop two, five-storey multi-residential buildings containing 131 dwelling units with underground parking. The subdivision will include Comprehensive Development (CD) Zone with provisions based on the Multiple Residential 70 (RM-70) Zone, as illustrated on the attached Appendix "II". The related Rezoning Bylaw was granted Third Reading by Council on June 14, 2021 and the Preliminary Layout Approval ("PLA") was issued on December 3, 2021, with a subsequent PLA issued on June 6, 2023.

As part of the sale process, staff will ensure that notice of the City Property sale is issued in accordance with the provisions of Section 26 and 94 of the *Community Charter*, SBC 2003, C. 26.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the City Property, as determined by an independent accredited appraiser.

CONCLUSION

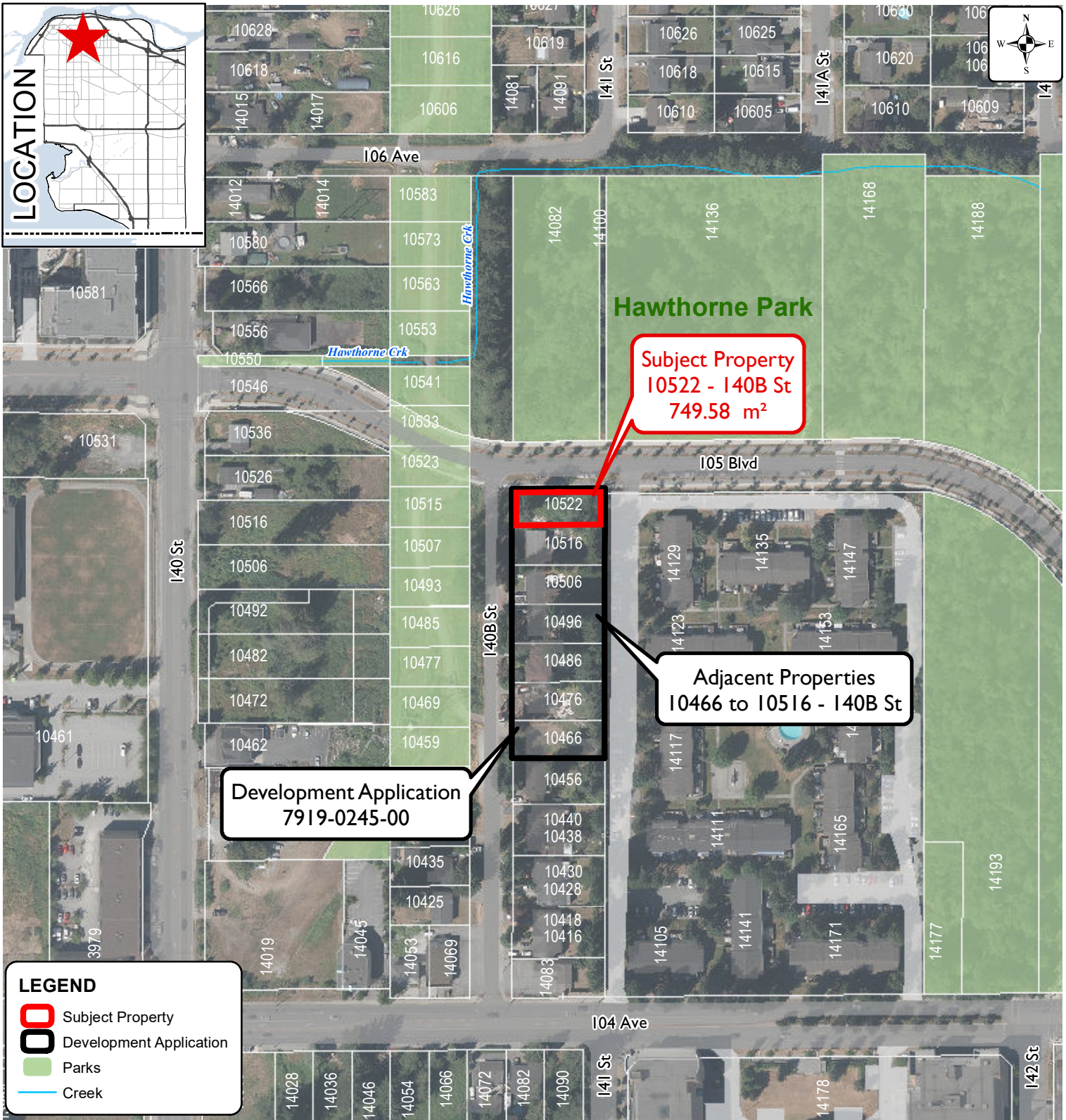
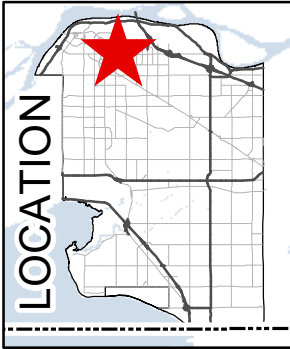
The City Property is surplus to the City's needs and the disposition of the City Property as part of Development Application No. 7919-0245-00 would facilitate the proposed subdivision as a multiple residential development.

Scott Neuman, P.Eng.
General Manager, Engineering

KY/kd/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Conceptual Site Plan

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Development Application
- Parks
- Creek

Produced by GIS Section: 09-May-2023

Date of Aerial Photograph: 2022

Scale: 1:2,500 0 20 M



Subject Property
10522 - 140B Street

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

CONCEPTUAL SITE PLAN

DEVELOPMENT DATA

GROSS SITE AREA	59,671 S.F.	5,544 M ²	0.55 Ha
ROAD DEDICATION	8,857 S.F.	821 M ²	0.08 Ha
NET SITE AREA	50,814 S.F.	4,721 M ²	0.47 Ha

Floor	Area (S.F.)	Area (M ²)	# of Units
1st Floor	24,925 S.F.	2,293 M ²	23 Residential
2nd Floor	24,890 S.F.	2,310 M ²	16 Residential
3rd Floor	2,110 M ²	2,110 M ²	32 Residential
4th Floor	24,890 S.F.	2,310 M ²	32 Residential
5th Floor	24,890 S.F.	2,310 M ²	32 Residential
TOTAL	121,695 S.F.	11,250 M ²	131 Residential

OUTDOOR AMENITY Provided: 4,280 S.F., 393 M²

INDOOR AMENITY Provided: 4,280 S.F., 393 M²

FAR Permitted (Gross) 2.0 118,345 S.F., 11,087 M² Excluding Indoor Amenity

FAR Provided (Gross) 1.97 117,707 S.F., 10,935 M² Excluding Indoor Amenity

Lot Coverage (Gross) 47.8% 28,512 S.F., 2,649 M²

Lot Coverage (Net) 56.1% 28,512 S.F., 2,649 M²

Building Height 18.7m 5 storey

DENSITY 131 / 0.47 = 277 UPH

PARKING REQUIRED: 80 1-BED x 1.30 = 104.0 SPACES MIN.
51 2+ BED x 1.50 = 76.5 SPACES MIN.
131 UNITS x 0.20 = 26.2 VISITOR SPACES MIN.
TOTAL REQUIRED: 206.7 SPACES MIN.

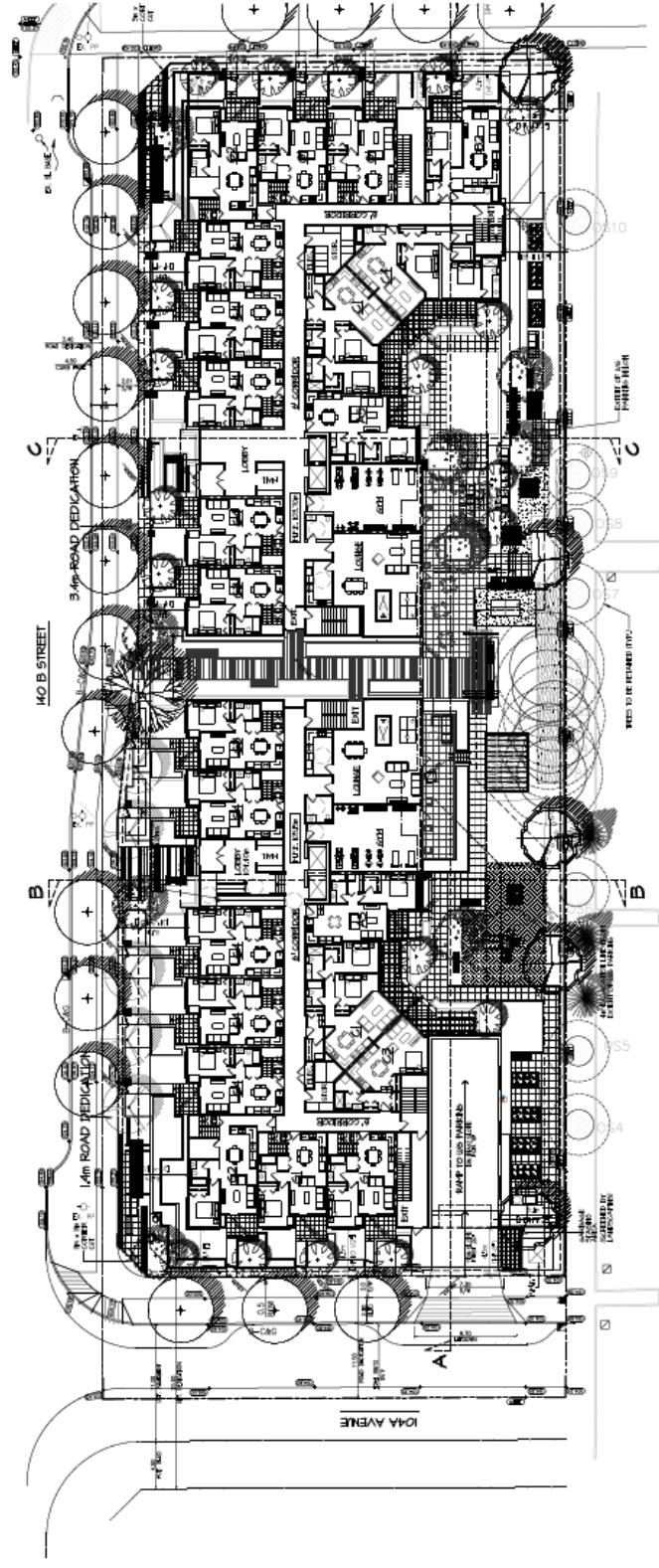
PROVIDED: 16 UG VISITOR SPACES (INCL. 2 H/C)
106 UG RESIDENTIAL SPACES (INCL. 3 H/C & 11 S/C)
182 SPACES

UNIT BREAKDOWN

UNIT #	Bed/Bath	Sq Ft	Count	Total Sq Ft	Total Area (M ²)
UNIT A1	1 BED	527 S.F.	12	6,324 S.F.	587.52 M ²
UNIT A2	2 BED	749 S.F.	4	2,996 S.F.	278.34 M ²
UNIT A3	1 BED / DEN	597 S.F.	8	4,776 S.F.	443.70 M ²
UNIT A4	1 BED / DEN	632 S.F.	4	2,448 S.F.	227.43 M ²
UNIT A5	1 BED / DEN	581 S.F.	10	5,810 S.F.	540.08 M ²
UNIT A6	1 BED / DEN	498 S.F.	6	2,988 S.F.	278.34 M ²
UNIT A7	1 BED / DEN	608 S.F.	6	3,648 S.F.	339.36 M ²
UNIT A8	1 BED / DEN	608 S.F.	6	3,648 S.F.	339.36 M ²
UNIT A9	1 BED	608 S.F.	8	4,864 S.F.	453.31 M ²
UNIT A10	1 BED	665 S.F.	1	665 S.F.	61.78 M ²
UNIT A11	1 BED (H/C)	600 S.F.	8	4,800 S.F.	446.93 M ²
UNIT B1	2 BED	915 S.F.	2	1,830 S.F.	170.66 M ²
UNIT B2	2 BED	833 S.F.	2	1,666 S.F.	154.06 M ²
UNIT B3	2 BED	833 S.F.	4	3,292 S.F.	306.21 M ²
UNIT C1	2 BED	879 S.F.	8	7,032 S.F.	651.29 M ²
UNIT C2	2 BED	627 S.F.	8	5,016 S.F.	466.50 M ²
UNIT C3	2 BED	627 S.F.	8	5,016 S.F.	466.50 M ²
UNIT C4	2 BED	1,000 S.F.	1	1,000 S.F.	92.80 M ²
UNIT C5	2 BED	948 S.F.	2	1,896 S.F.	175.56 M ²
UNIT C6	2 BED	864 S.F.	2	1,728 S.F.	160.54 M ²
UNIT E1	2 BED	821 S.F.	2	1,642 S.F.	152.55 M ²
UNIT E3	2 BED / DEN	822 S.F.	2	1,644 S.F.	152.73 M ²
UNIT E4	1 BED / DEN	778 S.F.	2	1,556 S.F.	144.56 M ²
UNIT G1	3 BED / DEN	1,398 S.F.	4	5,592 S.F.	517.92 M ²
UNIT G2	3 BED / DEN	1,498 S.F.	2	2,996 S.F.	278.34 M ²
UNIT G3	3 BED / DEN	1,220 S.F.	2	2,440 S.F.	226.54 M ²
UNIT G4	3 BED / DEN	1,220 S.F.	8	9,760 S.F.	908.73 M ²
TOTAL UNITS			131 UNITS	19,178 S.F.	1,782.13 M ²

RESIDENTIAL UNIT MIX

Unit Type	Count	Percentage
STUDIO	1	0.76%
1 BED	54	38.93%
1 BED / DEN	28	21.37%
2 BED	35	26.72%
3 BED / DEN	15	11.21%
TOTAL UNITS	131	100.00%



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

