

NO: R148

COUNCIL DATE: October 5, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 15, 2020**

FROM: **General Manager, Engineering**

FILE: **0910-40-225**

SUBJECT: **Sale of City Property at 9779 – 190 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City-owned property located at 9779 – 190 Street (PID No. 017-424-593), as generally described in this report and illustrated in Appendix “I” attached to this report, subject to compliance with the notice provision under Sections 26 and 94 of the Community Charter, SBC 2003, c. 26.

INTENT

The intent of this report is to seek Council approval to sell the vacant City-owned property located at 9779 – 190 Street (the “City Property”), for future consolidation and development with the privately-owned 5.73 acres adjacent property located at 9697 – 190 Street (the “Adjacent Property”).

BACKGROUND

Property Description

The City Property is 1,121 m² (12,066 ft.²) vacant lot that was acquired by the City through tax sales in the 1920’s and 1940’s and the subsequent consolidation of four original small parcels. The Property is located on three sides by the Adjacent Property.

Zoning, Plan Designations and Land Uses

The City Property and the Adjacent Property are both zoned Light Impact Industrial (IL), and designated “Industrial” in the Official Community Plan.

DISCUSSION

Purpose of the Land Sale

The new owners of the Adjacent Property are intending to redevelop and have offered to purchase the City Property for future consolidation purposes. As per the terms and conditions of the purchase and sale agreement, the City Property would be sold “as is” to the Adjacent Property owner and would be consolidated with the Adjacent Property at a later date under a future development application.

As part of the disposition process, staff will ensure that the notice of the sale of the City Property is issued in accordance with the notice 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 accredited independent appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City Property supports the City's objectives of the City's Sustainability Charter 2.0. In particular, the proposed sale relates to the Sustainability Charter 2.0 theme Economic Prosperity and Livelihoods. Specifically, this sale supports the following Desired Outcomes (DO) and Strategic Direction ("SD"):

- Economy DO4: Surrey's economy is diversified with a mix of service, industrial agricultural and innovation based businesses;
- Economy Do8: The City's strong revenue base includes a balance of commercial and residential property taxes; and
- Economy SD6: Facilitate connections between businesses to support sourcing of local services, expertise and products.

CONCLUSION

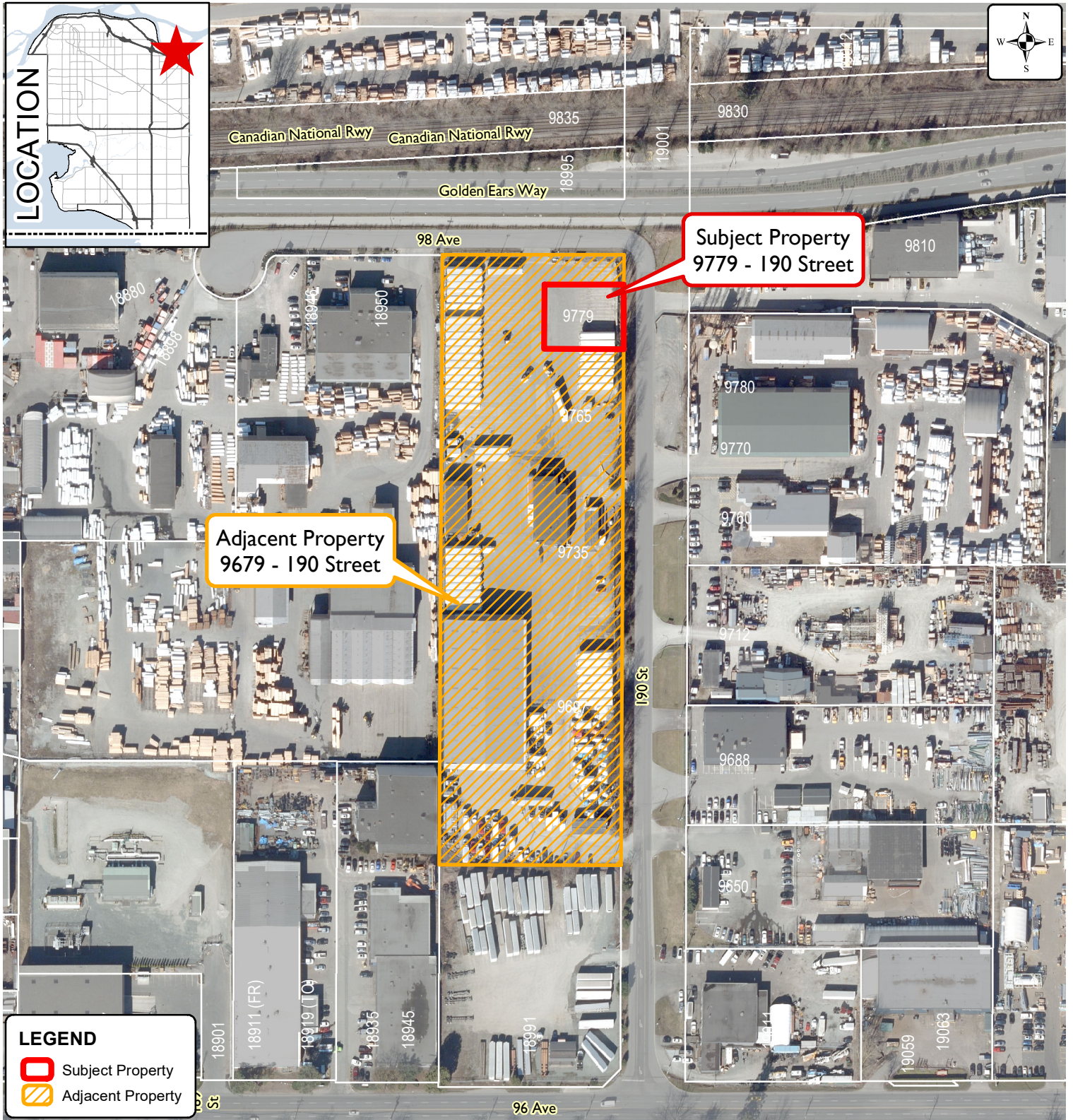
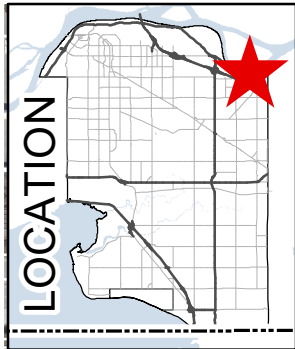
The City Property is surplus to the City's needs. The terms and conditions of the agreement related to its disposition are considered reasonable. It is recommended that Council approve the sale of the City Property located at 9779 – 190 Street as described in this report.

Scott Neuman, P.Eng.
General Manager, Engineering

KSW/ap/cc

Appendix "I" – Aerial Photograph of Site



AERIAL PHOTOGRAPH OF SITE



Subject Property
9779 - 190 Street


Adjacent Property
9679 - 190 Street

LEGEND

-  Subject Property
-  Adjacent Property

Produced by GIS Section: 18-Jun-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:2,500 



Sale of City Property at 9779 - 190 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.