

NO: R168

COUNCIL DATE: November 23, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 9, 2020**

FROM: **General Manager, Engineering**

FILE: **0910-40-219**
PROJECT: **7918-0117-00**

SUBJECT: **Sale of City Property at 14703 – 90 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the City-owned property located at 14703 – 90 Avenue (PID No. 004-859-006), as generally described in this report and 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 intent of this report is to seek Council approval to sell the vacant City-owned property located at 14703 – 90 Avenue (the “City Property”) for dedication in part for the 147 Street corridor and consolidation and development in part with the privately-owned adjacent property at 14713 – 90 Avenue (the “Adjacent Property”).

BACKGROUND

Property Description

The City Property is a 970 m² (10,440 ft.²) vacant lot that the City acquired in 1993 for the widening of 147 Street. The 147 Street allowance at this location narrows to 10 metres from 20 metres and is constructed to a half-road standard. The Adjacent Property is of similar shape and size to the City Property.

Zoning, Plan Designations and Land Uses

The City Property and the Adjacent Property are both zoned Single Family Residential (RF) Zone and designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of the Land Sale

The City Property and the Adjacent Property are proposed to be rezoned and subdivided to create three RF-13 single-family lots under Development Application No. 7918-0117-00. This Application will facilitate the dedication on the related subdivision plan of 512.8 m² (10.058 m wide strip) road from the City Property to complete the 147 Street to local road standard and also the construction of the road by the owner/developer of the Adjacent Property.

The proposed sale of the City Property was referenced in the July 8, 2019 Planning Report to Council related to Development Application No. 7918-0117-00, and the related Rezoning Bylaw was granted Third Reading by Council on July 22, 2019. Preliminary layout approval was issued on August 13, 2019 and extended on July 27, 2020. A copy of the subdivision plan for the Application is attached as Appendix "II" to this report.

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 contributory value of the City Property to the three-lot subdivision, as determined by an accredited staff 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 of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness, and well-being.

CONCLUSION

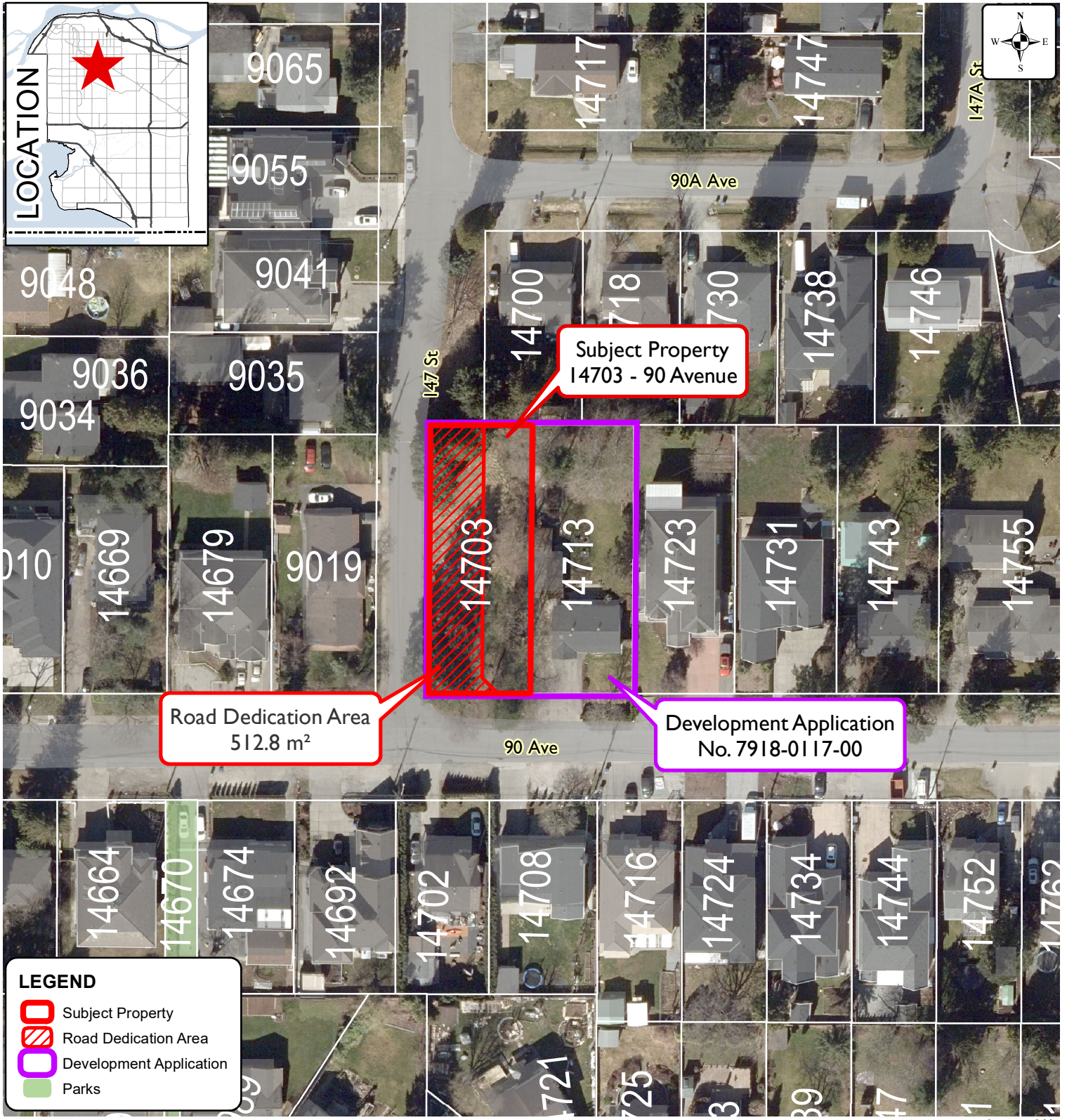
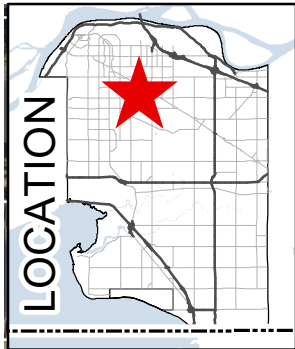
The proposed sale will facilitate completion of the 147 Street allowance, for which purpose the City Property was purchased. The terms and conditions of the agreement related to the disposition of City Property are considered reasonable. It is recommended that Council approve the sale of the City Property located at 14703 – 90 Avenue as described in this report.

Scott Neuman, P.Eng.
General Manager, Engineering

AW/ap/cc

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

AERIAL PHOTOGRAPH OF SITE



Road Dedication Area
512.8 m²

Subject Property
14703 - 90 Avenue

Development Application
No. 7918-0117-00

LEGEND

- Subject Property
- Road Dedication Area
- Development Application
- Parks

Produced by GIS Section: 26-Oct-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:1,000



SUBJECT PROPERTY

Sale of 14703 - 90 Avenue

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.

