

NO: R239

COUNCIL DATE: December 20, 2021

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 7, 2021**

FROM: **General Manager, Engineering**

FILE: **7917-0315-00
0910-40-229**

SUBJECT: **Sale of City Property Located at 16596 – 24 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City owned property located at 16596 – 24 Avenue (PID: 011-386-282), as generally described in this report and illustrated in Appendix “I” attached to this report, and subject to compliance with the notice provision under section 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 16596 – 24 Avenue (the “City Property”), for consolidation with the adjacent properties located at 16487-23 Avenue and 16498, 16508, 16528, 16538, 16550, 16560, 16578 – 24 Avenue (the “Adjacent Properties”).

BACKGROUND

Property Description

The City Property is a 433 m² (4,658 ft.²) vacant orphaned remainder lot resulting from the consolidation of other lands that the City originally acquired in 2016 for the development of the South Surrey Operations Centre. The City Property is long and narrow portion of land isolated by the dedication of 166 Street, that runs along the eastern edge of the Adjacent Properties and is undevelopable on its own.

Zoning, Plan Designations and Land Uses

The City Property and the Adjacent Properties are currently zoned One-Acre Residential (RA) Zone and designated “Urban” in the Official Community Plan. The City Property and the Adjacent Properties are designated Cluster Residential 10-15 U.P.A., Proposed Flex Street 15 metres, Drain Corridor 5 metre and Linkages within the Sunnyside Heights Neighbourhood Concept Plan.

DISCUSSION

Purpose of the Sale

Upon the completion of the South Surrey Operations Centre, the City Property became surplus to the City's needs and was held for future consolidation purposes. The City Property and the Adjacent Properties are proposed to be rezoned from RA to Multiple Residential 30 (RM-30) Zone and consolidated from nine lots to one lot for the development of 194 townhouse units under Development Application No. 7917-0315-00. The proposed sale of the City Property was referenced in the December 21, 2020 Planning Report to Council, and the related rezoning bylaw was granted third reading by Council on January 11, 2021. The preliminary layout approval was issued on February 16, 2021. A copy of the proposed consolidation/subdivision plan 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 provisions of Section 26 and 94 of the *Community Charter, SBC 2003, Chap 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.

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 sale supports the following Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness, and well-being.

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. The sale of the City Property will provide a consolidation opportunity, and completion of the road frontage pursuant to Development Application No. 7917-0315-00 for the west side of 166 Street, between 23 Avenue and 24 Avenue.

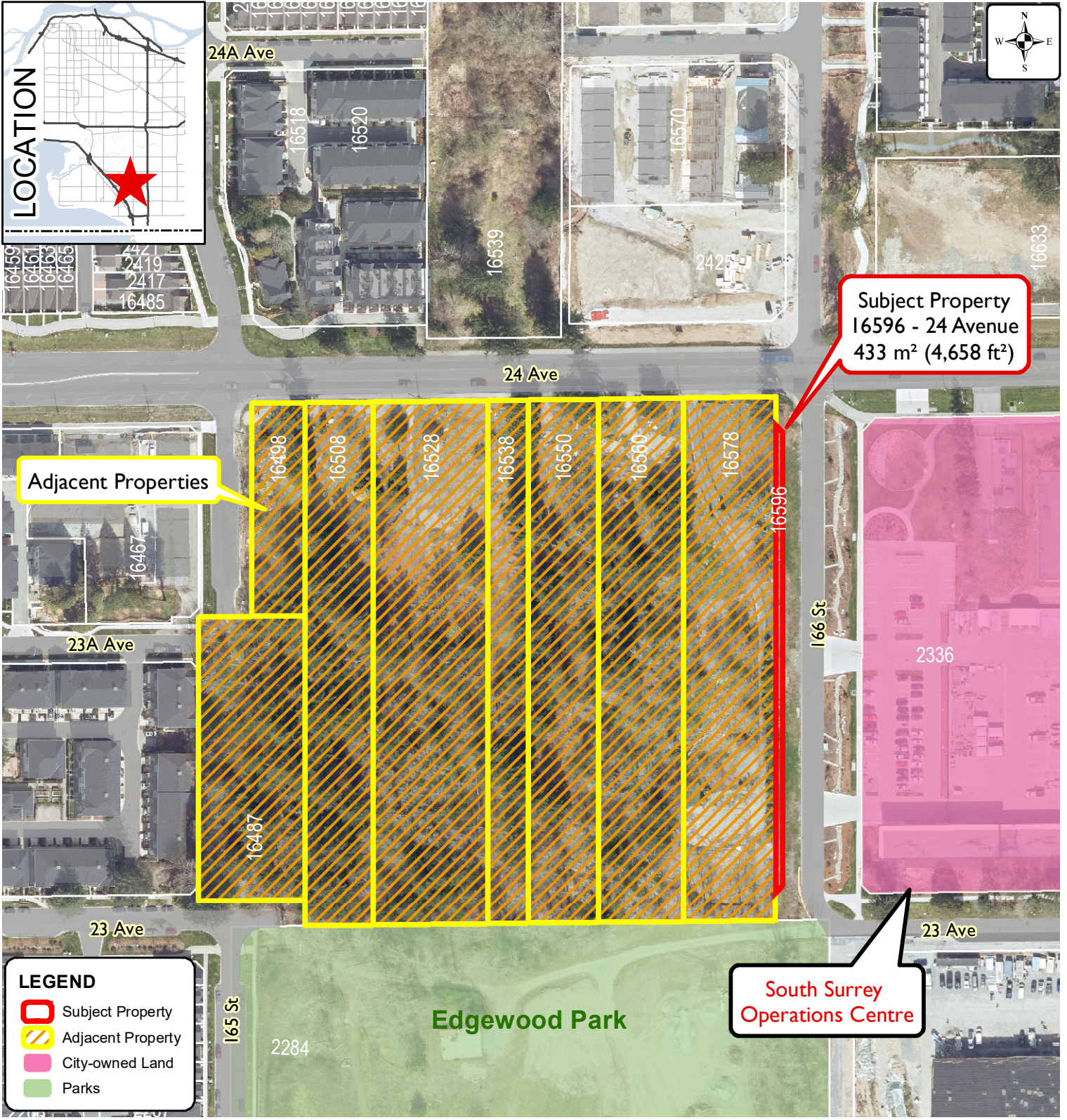
Scott Neuman, P.Eng.
General Manager, Engineering

KAM/rr

Appendix "I": Aerial Photograph of Site
Appendix "II": Consolidation/Subdivision Plan

https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/cr/final_crs/december_20/sale_of_city_property_located_at_16596_-_24_avenue_.docx
JHS 12/15/21 3:29 PM

AERIAL PHOTOGRAPH OF SITE



Subject Property
 16596 - 24 Avenue
 433 m² (4,658 ft²)

Adjacent Properties

South Surrey
Operations Centre

LEGEND

- Subject Property
- Adjacent Property
- City-owned Land
- Parks

Produced by GIS Section: 19-Nov-2021, P205803

Date of Aerial Photograph: April 2020

Scale: 1:2,000

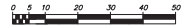


SUBJECT PROPERTY
16596 - 24 Avenue

ENGINEERING
DEPARTMENT

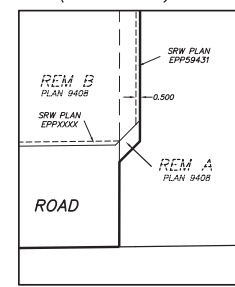
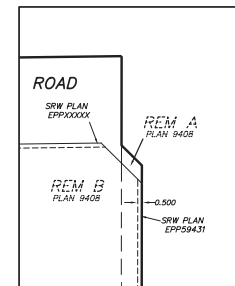
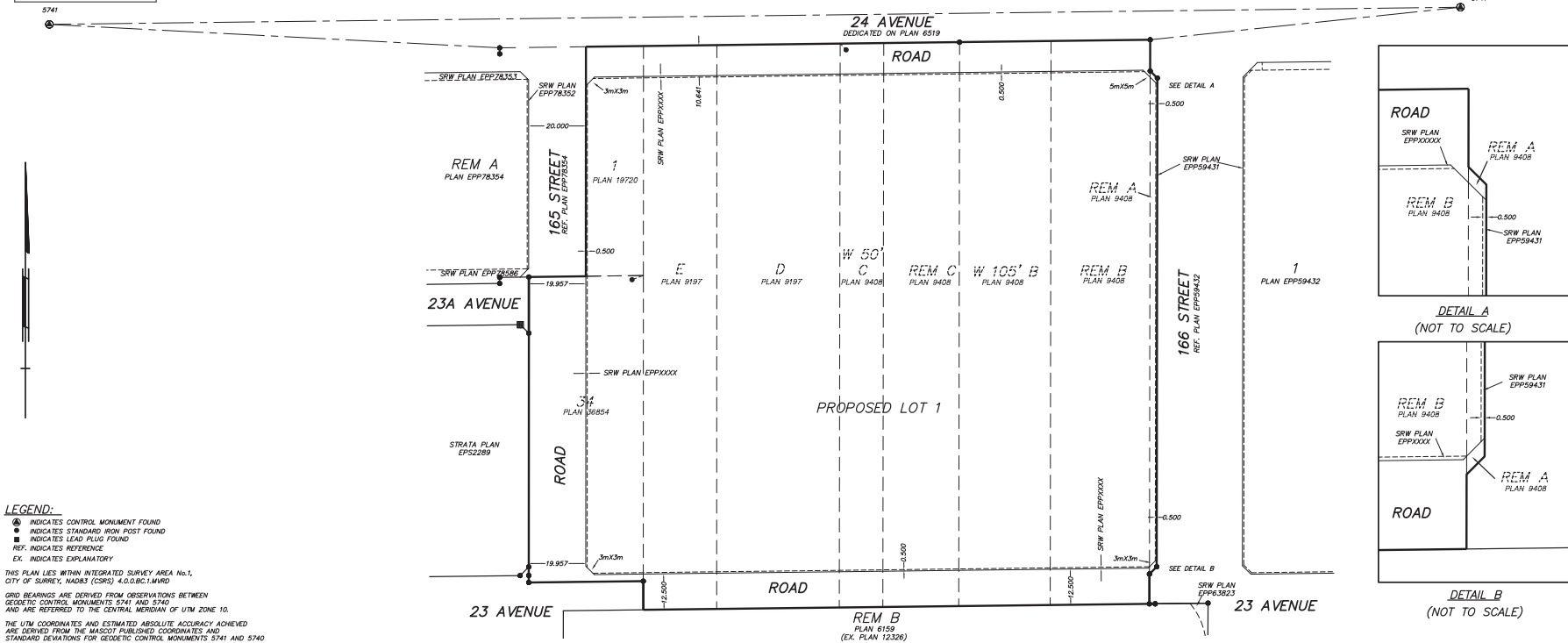
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

PRELIMINARY SUBDIVISION PLAN OVER PORTIONS OF
 LOT 1 PLAN 19720 AND
 LOT 34 PLAN 36854 AND
 WEST 105 FEET LOT B PLAN 9408 AND
 LOT B EXCEPT: WEST 105 FEET PLAN 9408 AND
 WEST 50 FEET LOT C PLAN 9408 AND
 LOT C EXCEPT: WEST 50 FEET AND
 LOT D PLAN 9197 AND
 LOT E PLAN 9197 AND
 LOT A PLAN 9408 EXCEPT PLAN EPP59432
 ALL OF SECTION 13 TOWNSHIP 1 NEW WEST MINSTER DISTRICT

BCCS 92G.007

 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 559mm IN HEIGHT
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750

UTM ZONE 10 COORDINATES
 DATUM: NAD83 (CSRS) 4.0.G.BC.1.MVRD
 UTM NORTHING: 5432558.556
 UTM EASTING: 516944.586
 ABSOLUTE ACCURACY: 0.03 METRES

UTM ZONE 10 COORDINATES
 DATUM: NAD83 (CSRS) 4.0.G.BC.1.MVRD
 UTM NORTHING: 5432558.556
 UTM EASTING: 517457.722
 ABSOLUTE ACCURACY: 0.04 METRES



LEGEND:
 ● INDICATES CONTROL MONUMENT FOUND
 ■ INDICATES STANDARD IRON POST FOUND
 ■ INDICATES LEAD PLUG FOUND
 REF. INDICATES REFERENCE
 EX. INDICATES EXPLANATORY

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1,
 CITY OF SURREY, NAD83 (CSRS) 4.0.G.BC.1.MVRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5741 AND 5740
 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
 ARE DERIVED FROM THE MASSOY PUBLISHED COORDINATES AND
 STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5741 AND 5740
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES
 MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED
 FACTOR OF 0.999915. THE AVERAGE COMBINED FACTOR HAS BEEN
 DETERMINED FROM GEODETIC CONTROL MONUMENT 5741.

APLIN & MARTIN
 GEOMETRICS & LAND SURVEYING LTD.
 201, 12448 82nd AVENUE
 SURREY, BC V3W3E9 804-697-9189

THIS PLAN LIES WITHIN JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE XXnd DAY OF XX, 2021
 ROBERT PEARLMAN, BOLS 999
 FILE 9845-SD