

NO: R105

COUNCIL DATE: May 30, 2022

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 26, 2022**

FROM: **General Manager, Engineering**

FILE: **0910-40-232**

SUBJECT: **Sale of City Property at 2174 Durham Road**

---

## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the City-owned property located at 2174 Durham Road (PID: 006-301-975), 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 intent of this report is to seek Council approval to sell the vacant City-owned property located at 2174 Durham Road (the “Property”) for residential purposes.

## BACKGROUND

### Property Description

The Property is a 478 m<sup>2</sup> (5,149 ft<sup>2</sup>) vacant parcel in the Cranley Place Mobile Home Subdivision (“Cranley Place”) in South Surrey, located between the King George Boulevard and Highway 99 corridors. The immediate neighbourhood is a mixture of single-family homes and mobile home parks.

### Zoning, Plan Designations and Land Uses

The City completed the development of Cranley Place in 1975 and at that time sold the 119 single and double-wide mobile home lots to individuals aged 50 years old and above. To ensure that Cranley Place remained a senior-oriented complex, the City placed a Section 219 Covenant on all property titles, so that only persons aged 50 years old and above are eligible to purchase within Cranley Place. Between 1975 and 1981, the City further developed lands around the Cranley Place subdivision including an RV storage compound and a Seniors’ Recreation Centre, both of which are currently licensed to, and operated by, the Cranley Drive Community Association.

The Property is zoned Comprehensive Development Zone Number Two (CD-2) Zone which permits the development of mobile homes and their accessory buildings and structures. The Property is designated Urban in the Official Community Plan.

## **DISCUSSION**

### **Purpose of the Sale**

In 2019, the Property accrued three years of unpaid property taxes and was listed in the annual tax sale where the City was declared the default purchaser as there were no bids. When the one-year redemption period expired in October 2020, the Property was transferred to the City as the registered owner.

The Property included an existing mobile home on the lot; however, due to its condition the mobile home was demolished prior to the marketing of the Property for sale. The Property was listed for sale with the Fraser Valley Real Estate Boards' Multiple Listing Service. To maximize exposure, advertisements related to the availability of the Property were also placed in the local newspaper and the City's Realty Service Webpage in October of 2021. From these marketing efforts staff have now received a suitable offer. The net proceeds from the sale of the Property will be placed in the City's Municipal Land Reserve.

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

### **Legal Services Review**

This report and related agreements have been reviewed by the Legal Services Division and they have no concerns.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed sale of the 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 Inclusion. Specifically, this sale supports the following Desired Outcome ("DO") and Strategic Direction ("SD"):

- Inclusion DO<sub>13</sub>: Appropriate and affordable housing is available to meet the needs of all households in Surrey.
- Inclusion SD<sub>11</sub>: Ensure development of a variety of housing types to support people at all stages of life.

## CONCLUSION

The Property was received by the City through the tax sale process. The Property is surplus to the City's needs and the disposition of the Property to a qualified individual would facilitate the intended use of the Property as a residential mobile home lot for people aged 50 years old and above. The terms and conditions of the agreement related to the disposition are considered reasonable. It is recommended that Council approve the sale of the Property as described in this report.

Scott Neuman, P.Eng.  
General Manager, Engineering

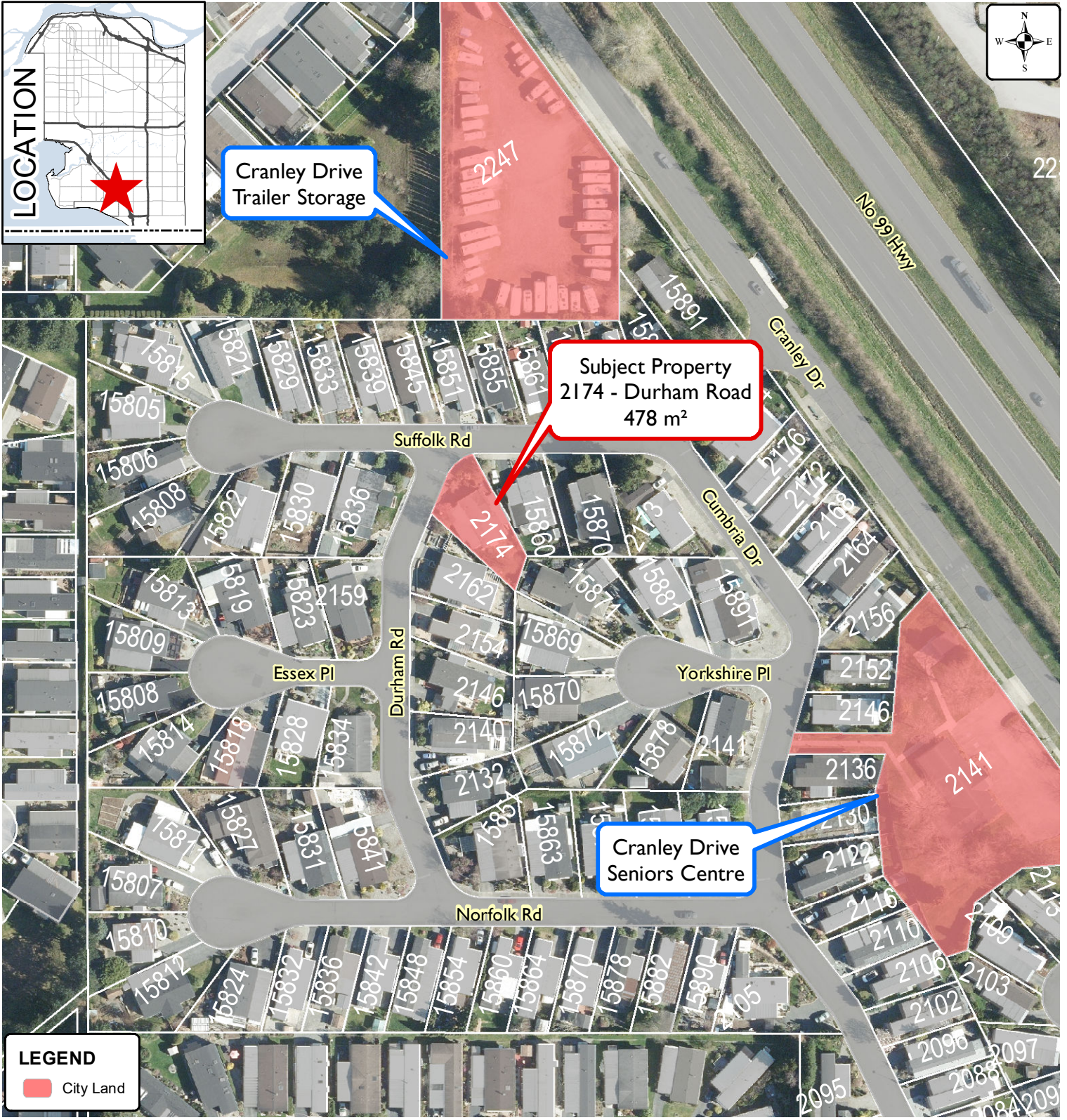
KSW/ap

Appendix "I" – Aerial Photograph of Site

[https://surreybc.sharepoint.com/sites/eng.administration/wp\\_docs/2022/admin/cr/final/may 30/sale of city property at 2174 durham road.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/final/may%2030/sale%20of%20city%20property%20at%202174%20durham%20road.docx)  
JHS 5/26/22 4:26 PM



# AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY**  
**2174 - Durham Road**

**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.