



# **Corporate** NO: R035

# **Report** COUNCIL DATE: February 28, 2000

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: February 16, 2000**

**FROM: Manager, Facilities & Realty**    **FILE: 0540-001/20**  
**Engineering Department**

**SUBJECT: Proposed Sale of City Property at 15699 - 32 Avenue**

## **RECOMMENDATION**

That Council:

1. authorize staff to market for sale the City property at 15699 - 32 Avenue; and
2. accept the current offer received to purchase the City property at 15699 - 32 Avenue provided no other offer of equal or greater value and/or with more acceptable terms and conditions is received from marketing the property for sale.

## **BACKGROUND**

### **Property Description**

The subject property consists of a site area of 1.18 hectares ( $\pm 2.92$  acres), improved with a single family dwelling and outbuildings. The property is the severed remainder of an assembly of properties purchased in 1996 and 1997 for the park and school site that is designated in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). In 1999, the assembled site was subdivided into the park site, the school site and the subject site, with the school site being sold to the Surrey School District.

### **Zoning, Plan Designations and Land Uses**

The subject property is currently zoned A-1 (General Agricultural) and designated Multiple Residential in the Official Community Plan. The Rosemary Heights Central NCP designates the property for Garden Apartment (maximum three storeys). The surrounding land uses include a mix of new single family housing and townhouses,

vacant sites slotted for housing, and the future school and park site immediately north of the subject property.

## **DISCUSSION**

The City departments have been consulted, and there are no objections to the sale of the City property. The Area Planning & Development Division has advised that it is the intention in the Rosemary Heights Central NCP to have a comprehensive multiple residential development on a consolidated site of the City property and the adjacent property at 15609 - 32 Avenue to maximize development potential and provide vehicular access from 156 Street. Direct vehicular access to the property from 32 Avenue is not envisaged in the NCP.

Since the City property was subdivided, a number of developers have expressed interest in purchasing the subject property. As the NCP intends a comprehensive multiple residential development on a consolidated site, the developers have attempted, unsuccessfully, to negotiate with the owner at 15609 - 32 Avenue for the purchase of that property. However, one developer has been exploring with the City, alternative access to the City property for an independent development of the property with the future integration of 15609 - 32 Avenue whenever the opportunity arises. This developer has felt encouraged from its investigations, and has offered to purchase the City property. The offer price reflects the market value for the City property as determined by outside appraisal consultants, and based on the "Garden Apartment" NCP designation.

If Council approves the marketing of the City property, staff will advertise the property in the newspapers as required by Sections 186 and 187 of the Municipal Act. If an offer of equal or greater value is received, staff will not enter into the current Contract of Purchase and Sale, but will report back to Council with a subsequent report outlining the details of the offer or offers received.

## **CONCLUSION**

The City property at 15699 - 32 Avenue is surplus to the City's requirement, and the City departments have no objections to selling this property. It is therefore recommended that the City proceed with marketing the sale of the property. It is further recommended that Council accept the current offer received to purchase the City property at 15699 - 32 Avenue provided no other offer of equal or greater value and/or with more acceptable terms and conditions is received from marketing the property.

Jorgen Johansen, P.Eng.

Manager, Facilities & Realty

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## Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph