



Corporate *NO: R116*

Report *COUNCIL DATE: May 29, 2000*

REGULAR COUNCIL

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

FROM: General Manager, Engineering **FILE: 0540-001/14**

SUBJECT: Proposed Sale of City Property at 3395 - 156A Street

RECOMMENDATION

That Council approve the sale of the City property located at 3395 - 156A Street

(PID No. 024-606-383) for consolidation purposes, subject to compliance with the appropriate notice provisions of Section 187 of the Municipal Act.

BACKGROUND

Property Description

The subject property consists of a site area of 0.297 hectare (± 0.734 acre). It is one of two severed remainder parcels 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 two remainder parcels, 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 Urban in the Official Community Plan (OCP) and RF (Single Family Residential) in the NCP. 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 on the east side of 156A Street.

DISCUSSION

The NCP designates the City property and the south portion of the adjacent property at 15614 - 36 Avenue for single family residential development under the RF zone. The Planning & Development Department favours a plan

layout that shows the development of the City property in consolidation with the adjacent property at 15614 - 36 Avenue. As well, the development of the City property, in conjunction with the adjacent property, will facilitate the full construction of 34 Avenue and the half width of the 156A Street that is urgently required at this location. Staff have therefore negotiated the sale of the City property for consolidation and development with the adjacent property at 15614 - 36 Avenue. The purchase price reflects the market value for the City property as determined by appraisal consultants.

As the property is being sold for consolidation purposes, it is not required to be offered to the general public under Section 186 of the Municipal Act. However, the City is required to notify the public of the proposed sale under Section 187 of the Municipal Act. The City departments have been consulted, and there are no objections to the sale of the City property.

CONCLUSION

The City property at 3395 - 156A Street is surplus to the City's requirement, and the City departments have no objections to selling the property. The Planning & Development Department supports a consolidated development of the City property with the adjacent land at 15614 - 36 Avenue, and the consolidation of the lands is expected to facilitate the construction of the urgently required 156A Street. It is recommended that the City property at 3395 - 156A Street be sold for consolidation and development with the adjacent land at 15614 - 36 Avenue, subject to the notice requirements under Section 187 of the Municipal Act.

Jorgen Johansen, P.Eng.

General Manager, Engineering

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Appendices

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