



# **Corporate** NO: R138

# **Report** COUNCIL DATE: June 25, 2001

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: June 20, 2001**

**FROM: General Manager, Engineering**    **FILE: 0540-023**

**SUBJECT: Proposed Sale of City Lands at 13554 - 110 Avenue and 13549 Hilton Road (Map 11)**

## **RECOMMENDATION**

That Council accept the offer with the greater net value received to purchase the City lands located at 13554 - 110 Avenue and 13549 Hilton Road.

## **BACKGROUND**

### **Property Description**

The subject lands are two adjoining vacant parcels located in the northern section of Surrey City Centre. The property located at 13549 Hilton Road consists of a site area of  $\pm 2,720 \text{ m}^2$  ( $\pm 0.67$  acre) and the property located at 13554 - 110 Avenue is a comparatively small parcel that comprises  $\pm 115 \text{ m}^2$  ( $\pm 0.028$  acre) in site area. The combined properties consist of a site area of  $\pm 2,835 \text{ m}^2$  ( $\pm 0.7$  acre).

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

The property located at 13554 - 110 Avenue and the northern portion of the property located at 13549 Hilton Road are currently governed by a land use contract that has an underlying zoning of Multiple Residential (RM-45). The southern portion of the latter property (13549 Hilton Road) is currently zoned Single Family Residential (RF). Both properties are designated Multiple Residential in the Official Community Plan (OCP). The Surrey City Centre Plan indicates that the subject lands are appropriate for the development of multiple residential buildings with a density of 45 to 70 units per acre. The surrounding land uses include a mixture of older, three-storey apartment buildings and single-family dwellings.

## **DISCUSSION**

The subject lands are not required for civic uses. Notice of the intention to sell these surplus lands was advertised in the local newspaper on April 28, 2001 in compliance with Sections 186 and 187 of the Local Government Act. An asking price was stipulated in the notice, and interested parties were invited to submit their offers by May 31, 2001. The City has received two offers, both from adjacent landowners.

The first offer is at the asking price and the second offer is marginally (\$500) above the asking price. The first offer provides for the earlier closing date. Neither offer has a buyer's subject clause. When all conditions of the two offers are considered, the first offer that is at the asking price, with provision for the earlier closing date, has the greater net value to the City and is therefore the recommended offer.

## **CONCLUSION**

The subject lands located at 13554 - 110 Avenue and 13549 Hilton Road are surplus to the City's needs. The City has advertised the sale of these lands and two offers have been received. The first offer is marginally below the second offer. However, the first offer has an earlier closing date, resulting in this offer having a higher net value. It is therefore recommended that Council accept the first offer to purchase the City lands at 13554 - 110 Avenue and 13549 Hilton Road at the advertised asking price.

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### Appendices

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