

Corporate NO: R171

Report COUNCIL DATE: September 3, 2002

REGULAR COUNCIL

TO: Mayor & Council DATE: **August 27, 2002**

FROM: General Manager Engineering FILE: **7902-0074-00**

XC: 0540-040

SUBJECT: City Land Sale and Road Exchange at 29A Avenue and 152 Street (Page 114)

RECOMMENDATION

That Council:

1. approve the sale of a City owned property known as PID No. 013-827-774, Lot 18 Section 23 Township 1 NWD Plan 81408 for consolidation purposes, subject to compliance with the appropriate notice provisions of Section 186 and 187 of the Local Government Act;
2. authorize a road exchange to close a $\pm 99 \text{ m}^2$ ($\pm 1,066 \text{ s.f.}$), and a $\pm 273 \text{ m}^2$ ($\pm 2,939 \text{ s.f.}$) portion of unopened 152 Street, and a $\pm 655 \text{ m}^2$ ($\pm 7,051 \text{ s.f.}$) portion of opened road between 2956 and 2972-152 Street in exchange for a $\pm 160 \text{ m}^2$ ($\pm 1,722 \text{ s.f.}$) portion of PID No. 013-827-782 (2988-152 Street) and a $\pm 394 \text{ m}^2$ ($\pm 4,241 \text{ s.f.}$) portion of PID No. 024-929-964 (3032-152 Street);and,
3. authorize the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

A. Property Location

The City property located at 2956-152 Street proposed to be sold, and the road allowances proposed for exchange are located in the South Surrey area at 29A Avenue and 152 Street and are not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential. The City property was acquired as park through subdivision in 1989 and is currently used as a detention pond.

B. Plan Designations, Zoning and Land Uses

The properties located at 2956, 2972, and 3006 - 152 Street are all currently zoned RF (Single Family Residential). The property at 2988 - 152 Street is split zoned RM-D (Duplex Residential) and RF (Single Family Residential). The property at 3032-152 Street is split zoned RA (One Acre Residential) and RF (Single Family Residential).

The Official Community Plan designation for this area is Urban.

C. Purpose of City Land Sale and Road Exchange

The developer is proposing a 2,500 m² retail strip mall development on the area that would include the closed road and City property. This development application received third reading on July 22, 2002. In exchange for the redundant roads and City property, the developer will dedicate portions of land for the future widening of 152 Street north of 29A Avenue.

D. Process

Upon approval by Council, a reference plan prepared at the applicants expense is submitted to the Legislative Services Department requesting First, Second and Third Readings of a Road Exchange By-law. Prior to Fourth and Final Readings, in conformance with Section 525(4) of the Local Government Act, notice of the exchange will be advertised for two consecutive weeks in a local newspaper. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the exchange. After Final Adoption the City will execute transfer documents to transfer the roads on behalf of the Crown. These documents along with a consolidation plan provided by the developer, will effect the transfer and consolidation of the roads upon registration at the Land Title Office.

With reference to the sale of City land, Sections 186 and 187 of the Local Government Act provide that the City may dispose of land subject to a public notice. The notice of the sale, which is placed in a local newspaper, contains a description of the land and the minimum price that would be accepted for it.

E. Conclusion

Both the Engineering and the Parks, Recreation & Culture Departments have confirmed that the City property is surplus to the City's needs and can be sold. The detention pond is no longer required due to the drainage trunk that was constructed as part of the South Point and 32 Avenue Interchange Works. Realty staff have negotiated an agreement to sell the surplus property to the developer, which in conjunction with the road exchange, will allow him to proceed to complete the proposed retail strip mall. The portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area.

The proceeds of the sale of the 1,028 m² City parkland will be placed into the Parkland Acquisition Fund, while the proceeds from the exchange of roads will go into General Revenue.

It is recommended that Council approve the City Land Sale and road exchange as outlined in this report.

Paul Ham, P. Eng.

General Manager, Engineering

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Appendices

- I Location Map
- II Site Map
- III Aerial Photograph of Site
- IV Proposed Site Plan