



Corporate Report

NO: R078

COUNCIL DATE: April 28, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: April 23, 2003
FROM: General Manager, Engineering FILE: 0910-20/194
SUBJECT: Sale of Portions of City Property Located at
16496 & 16432 - 96 Avenue and 9420 - 164 Street
(Bothwell Park) (Map 35)

RECOMMENDATION

That Council approve the sale of portions of the City lands located at 16496 & 16432 96 Avenue and 9420 - 164 Street totalling ± 8.68 acres.

BACKGROUND

On April 14, 2003, Council authorized staff to post for sale, to the adjoining owner, portions of the surplus City-owned parklands located at 16496 & 16432 - 96 Avenue and 9420 - 164 Street. Subsequently, the ad notifying the public of the proposed sale was placed in the April 19, 2003 edition of the NOW paper. As of April 23, 2003, no inquiries were received from the public regarding this proposed sale. The City has now complied with Sections 186 & 187 of the Local Government Act (LGA) and may proceed with the sale of the lands to the adjoining owner.

Property Description

The subject lands comprise an ± 8.68 acre portion of Bothwell Park in the Tynehead area of Surrey. The property is landlocked and located directly to the east of the privately owned property at 9350 - 164 Street. The subject site is rectangular in shape, slopes gradually from the west to the east, and is impacted by a watercourse along its southern boundary. The lands are the southern portions of properties purchased by the City in 1999 and 2000. Parks, Recreation and Culture advises that the parkland requirements for Bothwell Park have been adequately met by the recent acquisitions in this area and that the subject land is surplus to their parkland requirements.

Zoning Plan Designations and Land Use

The property is zoned A-1 (General Agricultural) and is designated suburban in the Official Community Plan. The lands directly to the south of the subject lands have recently received Third Reading for a 50 lot RC (Cluster Residential) development. The lands to the west along 164 Street have recently been developed for single-family RF and RH-G subdivisions. Bothwell Park borders the subject lands to the north and east.

DISCUSSION

As a result of negotiations over the past year and a half, the City has reached agreement for the sale of the subject lands at the appraised value with the adjoining owner to the west. The subject lands are landlocked and, as such, the highest and best use of the lands is for assembly with the adjacent parcel to the west for development into single-family lots under the RH-G zone. The negotiated offer is not subject to rezoning and if approved, the purchaser plans to proceed immediately with the rezoning and subdivision of the consolidated lands. If Council approves the sale, then the City will subdivide off the subject lands from the park area and the sale will close upon registration of this subdivision plan.

CONCLUSION

Through negotiations, the City has reached agreement for the sale of the surplus City lands at 16496 & 16432 - 96 Avenue and 9420 - 164 Street with the adjoining landowner. The highest and best use of the land is for consolidation with the adjoining owner for residential development purposes. As the negotiated sale price for the subject lands is at the appraised value and the posting requirements of the LGA have been satisfied, it is recommended that Council approve the sale of the subject City lands to the adjoining owner.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site