



# Corporate Report

NO: R094

COUNCIL DATE: May 12, 2003

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## REGULAR COUNCIL

TO: **Mayor &  
Council**                      DATE: **May 5,  
2003**

FROM: **General Manager,  
Engineering**                      FILE: **0910-20/306A**

SUBJECT: **Proposed Sale of a ±2.1 acre portion of City  
Land located at 16555 Fraser Highway (Map  
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## RECOMMENDATION

That Council accept the highest offer submitted for the purchase of the ±2.1 acre portion of the City-owned property located at 16555 Fraser Highway.

## BACKGROUND

### Property Description

The subject site currently forms part of the Surrey Sports & Leisure Complex (SSLC) lands and upon subdivision will contain a levelled and cleared ±2.1 acre parcel of vacant land located at the northwest corner of Fraser Highway and 166 Street in the Fleetwood area.

### Zoning

The subject property currently falls under the Comprehensive Development Zoning (CD), (\*CD By-law No. 13136) for the entire SSLC site. The successful purchaser will be required to amend the existing CD by-law, create the ±2.1 acre site through subdivision, rezone the subject site to a new CD zone and amend the Official Community Plan (OCP). The intent of this land sale is to develop a complementary commercial use adjacent to the SSLC.

## DISCUSSION

The City as required under Sections 186 and 187 of the Local Government Act, advertised the sale of the subject property in the local newspaper in early January 2003. To maximize awareness of the sale, local area realtors were notified, on-site signage was erected and information regarding the sale particulars was placed on the City's web

page. At the March 21, 2003 close of the offering, eight offers had been submitted.

Staff from Planning and Realty subsequently met with the majority of the bidders to better understand the applicants proposed land uses and to provide guidance to these applicants as to land uses that would not be supported by staff. As a result of the information submitted with the offers and the evaluation process, City staff are recommending that the highest offer be accepted. This offer provides the best return on the land and proposes uses that are consistent with Planning's objectives for the site.

If approved, staff will work with the developer regarding the subdivision of the ±2.1 acre site from the larger parent parcel. Based on the uses proposed for the site the developer will, concurrently with subdivision, apply for rezoning, a CD by-law amendment, and an OCP amendment. As this is a high profile development proposal adjacent to a large civic facility, Planning is also suggesting that a public information meeting be held to identify concerns from the local area residents.

## **CONCLUSION**

The City offered for sale a ±2.1 acre vacant portion of its land located at 16555 Fraser Highway. Of eight offers received at the offer deadline, seven had merit for further consideration. One of these seven offers stands out as the City's best option for the sale of these lands. As the recommended offer proposes uses that are complementary to the SSLC and provides the City with the highest financial return, it is recommended that Council approve the sale of the ±2.1 acre site to the highest bidder.

Paul Ham, P.Eng.  
General Manager, Engineering

WP/mc

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## **Appendices**

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