

and services are readily available. The site is 41,442 sq.ft. (.95 acres) in area and is encumbered with two rights-of-way along the west property line. One is for an existing storm sewer, while the other is for a future lane access, connecting 19 Avenue and the lane immediately south of the subject property. To date the site has been used for storage of construction materials for the new library/police station. With construction now virtually complete there is no further need for such storage.

B. Zoning and Land Use

The subject property is currently zoned RF Single Family Residential and is designated Urban in the Semiahmoo Town Centre Plan and TC Town Centre in the OCP. The Highest and Best Use is considered to be medium density strata title apartments.

DISCUSSION

Corporate Report #R052 recommended that if the 15155 - 18 Avenue site was selected for the proposed Library/RCMP facility, the subject property could be used for other civic uses or sold as surplus City land. As there are no current civic uses identified for the subject property, it is recommended that the lands be immediately marketed for sale. The market for the Town Centre land in South Surrey is currently very good, and it is expected that this site will be sold before the end of 2003. Staff will report back to Council on the results of the public tendering process.

CONCLUSION

The subject property is surplus to the City's needs. To maximize the City's return and to ensure compliance with the land sale provisions of the Local Government Act, it is recommended that Council authorize staff to market this property through a public tender process.

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DM/mpr/kjj

Appendices

- I. Site Plan
- II. Aerial Photo