

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 15, 2023**

FROM: **General Manager, Engineering** FILE: **7921-0105-00**
General Manager, Parks Recreation & Culture XC **0910-20-439B**

SUBJECT: **Disposition of City Parkland Located at 1834 – 165A Street**

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommends that Council approve the sale of the surplus City parkland located at 1834 – 165A Street (PID: 002-814-099), subject to compliance with the notice provision under section 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

INTENT

The intent of this report is to obtain Council approval to sell the surplus City parkland located at 1834 – 165A Street (the “City Property”), as illustrated in the attached Appendix “I”, for consolidation and development with the adjacent property located at 16615 - 18 Avenue (the “Adjacent Property”).

BACKGROUND

Property Description

The City Property is a triangular shaped 2,993 m² portion of surplus City parkland originally provided to the City in March, 1981 as part of a development application at that time. The City Property is not identified as parkland in the Sunnyside Heights Neighbourhood Concept Plan (the “NCP”), and is instead being held for future drainage corridor purposes which the applicant will now construct and dedicate as part of development application 7921-0105-00. The City Property is contiguous to the Adjacent Property.

Zoning, Plan Designations and Land Uses

The City Property and the Adjacent Property are both zoned One-Acre Residential (RA) Zone and are designated “Urban” in the Official Community Plan. The City Property is located within the NCP and is identified as multiple residential 10-15 u.p.a., low density residential to 6-10 u.p.a. and drainage corridor.

DISCUSSION

Purpose of the Land Sale

The City Property and the Adjacent Property are proposed to be rezoned from One Acre Residential (RA) Zone to Single Family Residential (13) (RF-13) Zone and subdivide from two (2) original parcels to thirteen (13) lots for the development of single-family residential homes pursuant to development application 7921-0105-00. The proposed sale of the City Property was referenced in the May 9, 2022 Planning Report to Council, and the related Rezoning Bylaw was granted Third Reading by Council on May 30, 2022. Preliminary Layout Approval was issued on June 9, 2022. The City property contributes 5 of the 13 lots proposed to be developed. A copy of the subdivision plan for the application is attached as Appendix "II" to this report.

As part of the disposition process, staff will ensure that the notice of the sale of the City Property is issued in accordance with the provisions of Section 26 and 94 of the *Community Charter, SBC 2003, Chap 26*.

Land Value

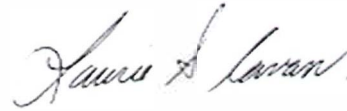
The applicant has agreed to provide compensation to the City equivalent to the market value of the City Property as determined by an accredited independent appraiser.

CONCLUSION

The City Property is surplus to the City's needs. The disposition of the City Property serves to protect a drainage corridor and contributes to the residential housing stock in accordance with the NCP.



Scott Neuman, P.Eng.
General Manager,
Engineering

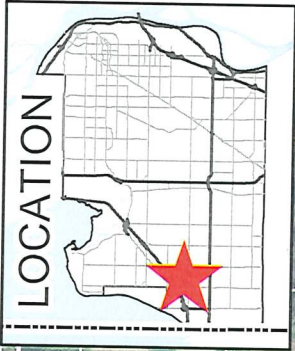


Laurie Cavan
General Manager,
Parks, Recreation & Culture

KAM/kd/bn

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Subdivision Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"







Subject Property
1834 - 165A St

Development Application
7921-0105-00

Adjacent Property

LEGEND

-  Subject Property
-  Adjacent Property
-  Development Application
-  Parks

Produced by GIS Section: 13-Jun-2023

Date of Aerial Photograph: 2022

Scale: 1:2,500 



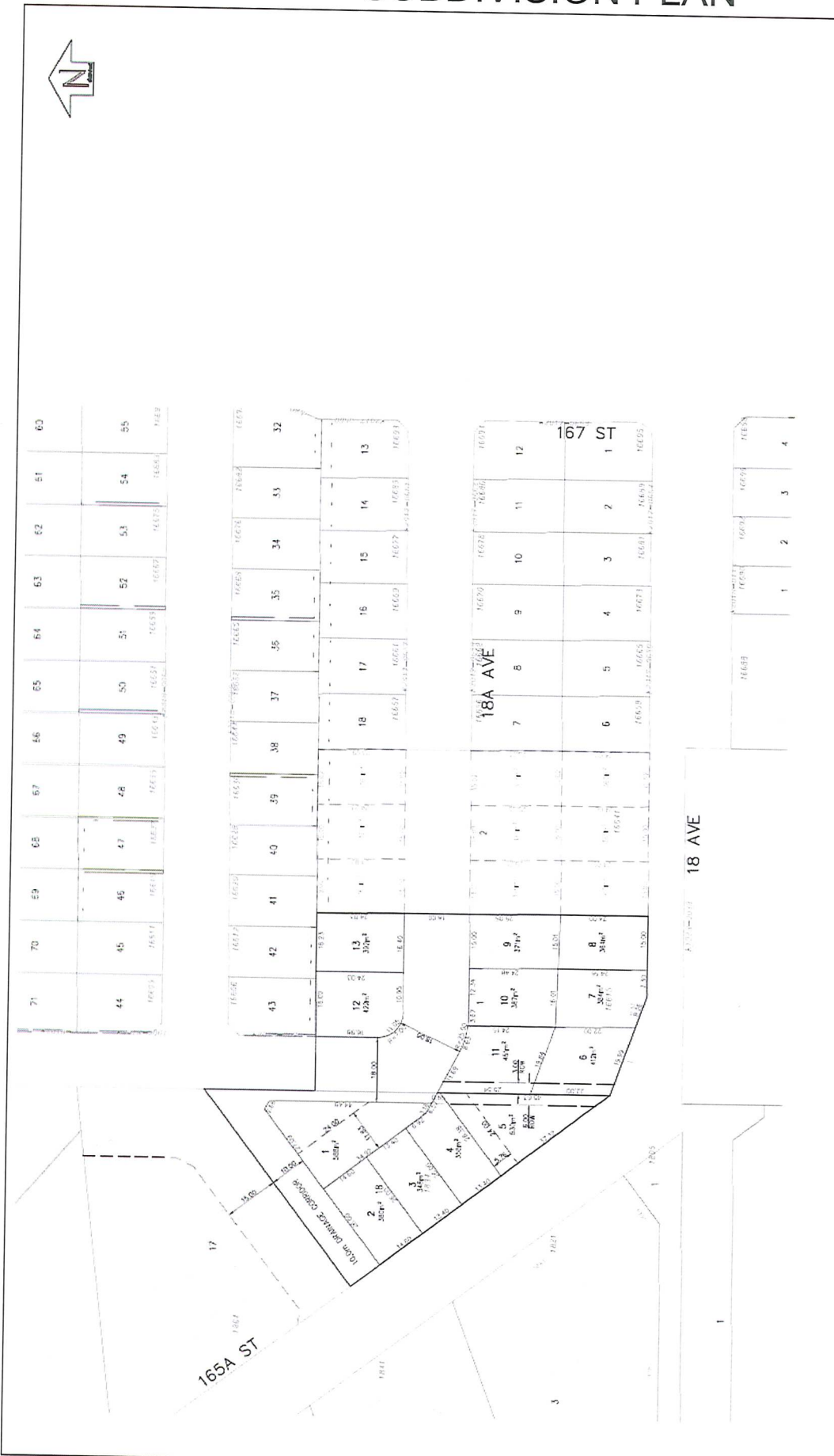
Subject Property
1834 - 165A Street

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

SUBDIVISION PLAN

APPENDIX "II"



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON WATER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE REMOVED.
4. D.P.C.
5. LOT 6, LOT DEPTH FROM 24.0m TO 22.0m.
6. LOT 7, LOT DEPTH FROM 24.0m TO 22.0m.

Scale	1:1000	Plan No.	100
DATE	10	100	100
DATE	10	100	100
DATE	10	100	100
DATE	10	100	100

ROCKSTAR DEVELOPMENTS LTD. 1854 - 18 AVE STEE & 18615 - 18 AVENUE, SURREY, BC	
PRELIMINARY LOT LAYOUT S/D AT 1854 - 1854 STEE & 18615 - 18 AVENUE, SURREY, BC	

CitiWest Consulting Ltd.
 1854 - 18 AVE STEE & 18615 - 18 AVENUE, SURREY, BC
 TEL: 604-271-7173 FAX: 604-271-7174
 E-MAIL: info@citwest.com

Lot No.	Area (sqm)	Area (sqft)
1	24.00	258.00
2	24.00	258.00
3	24.00	258.00
4	24.00	258.00
5	24.00	258.00
6	24.00	258.00
7	24.00	258.00
8	24.00	258.00
9	24.00	258.00
10	24.00	258.00
11	24.00	258.00
12	24.00	258.00
13	24.00	258.00
14	24.00	258.00
15	24.00	258.00
16	24.00	258.00
17	24.00	258.00
18	24.00	258.00
19	24.00	258.00
20	24.00	258.00
21	24.00	258.00
22	24.00	258.00
23	24.00	258.00
24	24.00	258.00
25	24.00	258.00
26	24.00	258.00
27	24.00	258.00
28	24.00	258.00
29	24.00	258.00
30	24.00	258.00
31	24.00	258.00
32	24.00	258.00
33	24.00	258.00
34	24.00	258.00
35	24.00	258.00
36	24.00	258.00
37	24.00	258.00
38	24.00	258.00
39	24.00	258.00
40	24.00	258.00
41	24.00	258.00
42	24.00	258.00
43	24.00	258.00
44	24.00	258.00
45	24.00	258.00
46	24.00	258.00
47	24.00	258.00
48	24.00	258.00
49	24.00	258.00
50	24.00	258.00
51	24.00	258.00
52	24.00	258.00
53	24.00	258.00
54	24.00	258.00
55	24.00	258.00
56	24.00	258.00
57	24.00	258.00
58	24.00	258.00
59	24.00	258.00
60	24.00	258.00
61	24.00	258.00
62	24.00	258.00
63	24.00	258.00
64	24.00	258.00
65	24.00	258.00
66	24.00	258.00
67	24.00	258.00
68	24.00	258.00
69	24.00	258.00
70	24.00	258.00
71	24.00	258.00