

NO: R142

COUNCIL DATE: July 22, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 18, 2024**

FROM: **General Manager, Engineering**

FILE: **0910-40-239**

XC: **7922-0073-00**

SUBJECT: **Approval of the Sale of a Portion of City Property Located at 13773 – 108 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the sale of a portion of the City-owned property located at 13773 – 108 Avenue (PID No. 011-184-353), as generally described in the report, subject to compliance with the notice provision under section 26 and 94 of the *Community Charter*, SBC 2003, C. 26.

## INTENT

The purpose of this report is to seek Council's approval to sell a 219.2 m<sup>2</sup> (719 ft<sup>2</sup>) portion (the "Disposition Area") of the vacant City-Owned property located at 13773 – 108 Avenue (the "City Property"), as illustrated in Appendix "I" attached to this report, for consolidation with the privately-owned adjacent properties located at 13733 and 13753 – 108 Avenue, and 13758 and 13764 Larner Road (the "Adjacent Properties") for the development of a 6-storey residential apartment building.

## BACKGROUND

### Property Description

The City Property is an irregular shaped vacant 940 m<sup>2</sup> (3,084 ft<sup>2</sup>) parcel fronting 108 Avenue in the Bolivar Heights Neighbourhood in City Centre. The property was purchased in 2016 to accommodate the future road connection between 108 Avenue and Larner Road/ Cowan Road.

The Disposition Area is considered surplus to the City's needs and is available for development with the Adjacent Properties. The remaining 720.8 m<sup>2</sup> (2,365 ft<sup>2</sup>) portion of the City Property (the "Road Dedication Area") will be dedicated as future Larner Road.

## **Zoning, Plan Designation and Land Uses**

The City Property is zoned Single Family Residential (RF) Zone and is designated “Multiple Residential” in the Official Community Plan and “Low to Mid Rise Residential” with the remainder reserved for road allowance in the City Centre Plan. The Adjacent Properties are zoned Single Family Residential (RF) Zone and Assembly Hall 1 (PA-1) Zone and are designated “Multiple Family Residential” in the Official Community Plan and both “Low to Mid Rise Residential” and “Low to Mid Rise Mixed-Use” in the City Centre Plan.

## **DISCUSSION**

### **Purpose of the Sale**

The Disposition Area is considered surplus to the City’s needs and is intended to be consolidated with the Adjacent Properties and rezoned from Single Family Residential (RF) Zone and Assembly Hall 1 (PA-1) Zone to Comprehensive Development Zone based on Multiple Residential (RM-70) Zone under Development Application No. 7922-0073-00. The development application is seeking to consolidate 5 lots into 1 lot for the development of a 6-storey apartment building consisting of 178 units, as illustrated on the attached Appendix “II”. The Road Dedication Area will be dedicated to achieve the ultimate 20.0m road allowance in keeping with the road network identified in the City Centre Plan, with the west side of the future Larner Road being constructed as part of the development application.

The proposed sale of the Disposition Area was referenced in the April 8, 2024 Planning Report to Council related to Development Application No. 7922-0073-00, and the related Bylaw Rezoning was granted 3<sup>rd</sup> Reading on April 22, 2024.

As part of the sale process, staff will ensure that notice of the City Property sale is given in accordance with the provisions of Section 26 and 94 of the *Community Charter*, SBC 2003, C.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 independent accredited appraiser.

## **CONCLUSION**

The Disposition Area is surplus to the City’s needs and its consolidation with the Adjacent Properties will maximize the productivity of the City Property, and the Road Dedication Area will assist in providing a future road connection as envisioned in the City Centre Plan.

Scott Neuman P.Eng.  
General Manager, Engineering

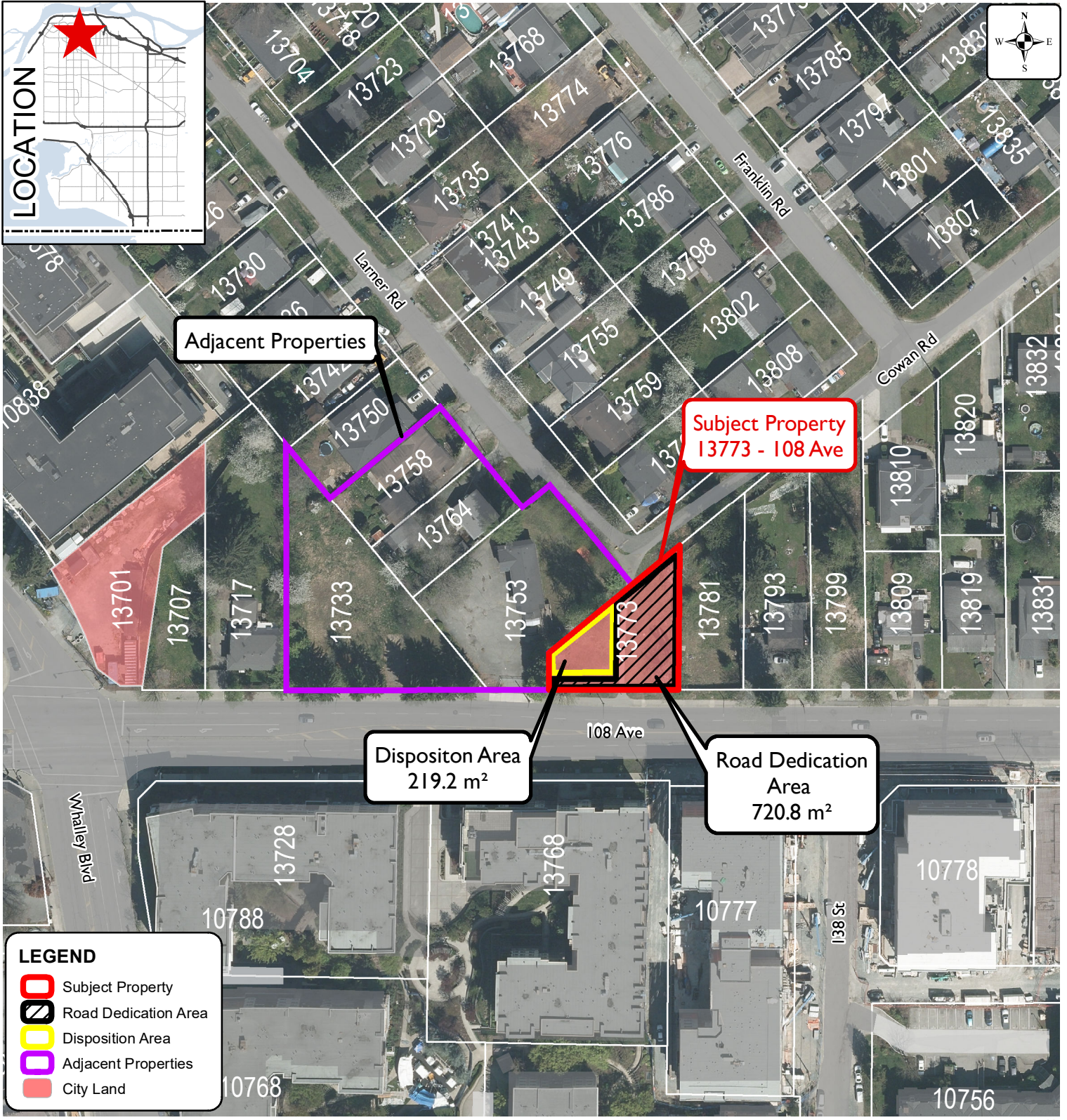
KAM/kd/bn

Appendix “I” – Aerial Photograph of Site  
Appendix “II” – Conceptual Site Plan



# APPENDIX "I"

## AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 21-Jun-2024

Date of Aerial Photograph: 2023

Scale: 1:1,500  0 20 M



### Subject Property 13773 - 108 Avenue

### 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.



