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TO:

Corporate Report

NO: R016

COUNCIL DATE: February 2,

2004

REGULAR COUNCIL

Mayor & Council DATE: January 26,

2004

FROM: General Manager, FILE: 0910-40/60

Engineering

SUBJECT: Proposed Sale of City Land Located at 13585 Bentley

Road

RECOMMENDATION:

That Council accept the offer received for the sale of the surplus City land located at 13585 Bentley Road.

BACKGROUND

1. Property Description

The City purchased the subject property in 1964. To accommodate the future construction of the East Whalley Ring Road at this location, a portion of this property has recently been dedicated as road. The remainder property now represents a vacant, irregular shaped parcel, having a total area of 842 m². It is located within an area that includes a mixture of older, three-storey apartment buildings and single-family dwellings, and is deemed surplus to the City's needs.

2. Zoning, Plan Designation, and Land Uses

The subject property is zoned Community Commercial (C-8), and designated City Centre in the Surrey's Official Community Plan. The City's Planning & Development Department has, however, advised that multiple family residential developments or developments compatible with multiple family residential uses are appropriate for the subject property.

DISCUSSION

The City advertised the subject site for sale in December 2003/January 2004 in compliance with Sections 186 and 187 of the Local Government Act (superseded by Sections 26 and 94 of the Community Charter on January 1, 2004). A tender closing date of January 15, 2004 was stipulated. The offer that is being recommended for acceptance is closely equivalent to the appraised value. The proponent proposes to develop the property in conjunction with adjacent lands to conform with the land use plans for this area.

CONCLUSION

The subject property located at 13585 Bentley Road is surplus to the City's requirements. The City has advertised the sale of this property and an offer has been received that is considered reasonable. It is recommended that Council accept this offer to purchase the land at 13585 Bentley Road.

Paul Ham, P.Eng. General Manager, Engineering

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General Manager, Finance cc: -

Appendices

- I. Site Map
- II. Aerial Photo