



# Corporate Report

NO: R032

COUNCIL DATE: February 23,

2004

## REGULAR COUNCIL

TO: Mayor & Council                      DATE: February 13,  
2004

FROM: General Manager,  
Engineering                              FILE: 0910-020/295

SUBJECT: Proposed Sale of a Portion of City Land Located at  
14652 - 105A Avenue

## RECOMMENDATION:

That Council accept the offer received to purchase a portion of the City land located at 14652 - 105A Avenue, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26.

## BACKGROUND

### 1. Property Description

The subject property located at 14652 - 105A Avenue is a vacant parcel containing 41,026 ft.<sup>2</sup> in site area. It was purchased by the City in 1991 for the development of a neighbourhood park that would extend over the lands located at 14619 - 104A Avenue and 14620 - 105A Avenue (Whalley Reservoir). Parks, Recreation and Culture has since deleted the subject property from its Master Plan, and has confirmed that it is surplus to its needs.

### 2. Zoning, Plan Designation, and Land Uses

The subject property is zoned Single Family Residential (RF), and designated Multiple Residential in the Surrey's Official Community Plan. The City's Planning & Development Department has stated that it prefers that the subject property be consolidated with adjoining lots and developed for future multiple residential uses. The adjoining properties along 104 Avenue are zoned Downtown Commercial, but commercial development is no longer envisioned for this location.

## DISCUSSION

The City's road concept plan for the subject neighbourhood shows the extension of 104A Avenue traversing the subject property at 14652 - 105A Avenue. The proposed road taking will result in severing the property into two parcels, being a ±29,243 ft.<sup>2</sup> parcel on the north side of 104A Avenue and a ±6,689 ft.<sup>2</sup> parcel on the south side. The south parcel will have limited development potential unless consolidated with the adjacent lands fronting 104 Avenue. Such a consolidation was envisaged when the City purchased the property in 1991.

The City has received an offer from TMC Developments Inc. to purchase the south ±9,235 ft.<sup>2</sup> portion (includes half the 104A Avenue road width) of the subject property. The offer price is at the appraised value based on the highest and best use as consolidation with the adjacent property at 14653 - 104 Avenue. TMC Developments has obtained an option to purchase the property at 14653 104 Avenue, and intends to develop a high-rise condominium complex on the consolidated lands.

The subject offer is conditional on the buyer undertaking and being satisfied with both a feasibility and a soil report. The property must be subdivided in order to effect the sale, and the City will require the buyer to do so at its cost. The City will also require the full road dedication for 104A Avenue on the Subdivision Plan.

All City departments have been consulted, and there are no objections to the sale of the subject property.

## CONCLUSION

The subject property located at 14652 - 105A Avenue is deemed surplus. A road dedication for the 104A Avenue extension that is required from the property will sever the property into two parcels. TMC Developments Ltd. has offered to purchase the south  $\pm 9,235$  ft.<sup>2</sup> parcel at the City's appraised value. The developers intend to consolidate and develop the subject portion of land with the private land at 14653 - 104 Avenue into a high-rise residential complex. It is recommended that Council accept the offer to purchase the south  $\pm 9,235$  ft.<sup>2</sup> portion of the City property at 14652 - 105A Avenue, subject to the notice requirements of the Community Charter.

Paul Ham, P.Eng.  
General Manager, Engineering

AW/mpr

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cc: - General Manager, Finance

### Appendices

- I. Site Map
- II. Aerial Photo