



Corporate Report

NO: R144

COUNCIL DATE: June 21, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: May 20, 2004
FROM: General Manager,
Engineering FILE: 0910-40/68
SUBJECT: Proposed Sale of City Land Located at 1469 - 176
Street

RECOMMENDATION:

That Council approve the sale of the vacant City-owned land located at 1469 - 176 Street, subject to compliance with the notice provisions of Sections 26 and 94 of the Community Charter.

BACKGROUND

1. Property Description

The subject property located at 1469 - 176 Street is a vacant parcel measuring 2,050 ft.² in area. It fronts onto a provincial highway (Highway 15), is located within the Agriculture Land Reserve, and is surrounded by farm parcels. The subject was purchased by the City in 1948 and was used as a fire hall site until 1979. It has been vacant since 1979 and is deemed surplus to the City's needs.

2. Zoning, Plan Designation, and Land Uses

The subject property is zoned General Agriculture (A-1), and designated Agriculture in the Surrey's Official Community Plan.

DISCUSSION

The owners of the adjacent lands at 1475 and 1481/1497 - 176 Street have requested the City to sell them the surplus land located at 1469 - 176 Street. The City departments have been consulted, and there are no objections to selling the property. The Planning & Development Department has further advised, "in keeping with our practice of eliminating direct accesses to provincial highways, the disposition of this site should occur only as part of a consolidation with the adjacent properties." The City land is too small to be developed on its own as setback requirements would preclude a sufficient building envelope. The highest and best use for the property is concluded to be assembly with the adjacent farmlands at 1475 and 1481/1497 - 176 Street to form a single large farm unit. City staff have therefore negotiated terms and conditions, which are considered reasonable, for the sale of the subject property to the adjacent owner.

CONCLUSION

The subject property located at 1469 - 176 Street is surplus to the City's requirements. City staff have agreed to the terms and conditions for the sale of the property to the adjacent owners. It is recommended that Council approve the sale of the subject property for consolidation with 1475 & 1481/1497 - 176 Street, subject to the notice provisions of

Sections 26 and 94 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