



# Corporate Report

NO: R195

COUNCIL DATE: SEPTEMBER 10, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: August 22, 2007  
FROM: General Manager, Engineering FILE: 0910-40/136  
SUBJECT: Sale of City Land at 2 Avenue and 173 Street

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## RECOMMENDATION

The Engineering Department recommends that Council authorize:

1. the sale of a  $\pm 4,230$  ft.<sup>2</sup> ( $\pm 393$  m<sup>2</sup>) City-owned lot ("titled road") known as PID No. 024-466-981, the south 33 feet of Parcel "N" (Plan with Fee deposited 20873E) of the North One Half of Section 32 Block 1 North Range 1 East NWD;
2. the sale of a  $\pm 4,218$  ft.<sup>2</sup> portion of City property located at 17305 - 2 Avenue (PID No. 013-180-592) legally described as Parcel "K" (Reference Plan 13499) Section 32 Block 1 North Range 1 East Except: Firstly: Part .115 Acre on Plan 16071; Secondly: Part .352 Acre on Plan 16071; Thirdly: Part Subdivided by Plan 43407; Fourthly: Part Subdivided by Plan 47904 NWD; and
3. the City Clerk to amend By-law 785 by deleting Section 1 (c).

## BACKGROUND

The Surrey School Board has made application to acquire a "titled road" containing  $\pm 4,230$  ft.<sup>2</sup> known as PID No. 024-466-981, and a  $\pm 4,218$  ft.<sup>2</sup> portion of fee titled City property known as 17305 - 2 Avenue, located at 2 Avenue and 173 Street, for consolidation with their proposed new Douglas Elementary School site. City staff have negotiated the sale of the subject lands based upon current market value as determined by an accredited staff appraiser. Both parcels are vacant, unimproved, and have been deemed redundant and appropriate for consolidation with the new school site.

The City property located at 17305 - 2 Avenue and referred to as Parcel "K" was acquired for future road purposes in September 1953. This property is  $\pm 8,448$  ft.<sup>2</sup>; however, only a  $\pm 4,210$  ft.<sup>2</sup> portion is required for road. The  $\pm 4,210$  ft.<sup>2</sup> remaining portion of 17305 - 2 Avenue will be dedicated as road on the subdivision/consolidation plan to be prepared by the School Board. The "titled road" known as PID No. 024-466-981 is a road widening acquired by By-law (By-law 785) in June 1945. During that period, roads were

acquired by By-law, and titles were created for each road widening purchased. Legislative Services will amend the By-law merely as a housekeeping issue.

## **PROCESS**

The portions of City land to be sold will be consolidated with the adjacent property. Sections 26 and 94 of the Community Charter provide that the City may dispose of land subject to a public notice. For the most part, it is in the City's best interest to market surplus land to the public; however, there are some instances when direct negotiations are beneficial. As the subject land cannot be developed on its own, it is recommended that the City deal directly with the adjoining owner. Under this scenario the City is required to publish notice of its intention to sell the land, which must include:

- a description of the land or improvements;
- the person who is to acquire the property under the proposed disposition;
- the nature and, if applicable, the term of the proposed disposition, and the consideration to be received by the municipality for the disposition.

## **CONCLUSION**

The City land to be sold is not required for civic purposes. The sale price is based on the current fair market value, and the dispositions are in compliance with the Community Charter. It is therefore recommended that Council approve the sale of these surplus City lands to the Surrey School Board.

Paul Ham, P. Eng.  
General Manager, Engineering

GT/mpr

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cc: - General Manager, Finance

### Appendices

I. Aerial Photo of Site