

NO: **R045** COUNCIL DATE: **March 12, 2012**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 8, 2012**
FROM: **General Manager, Engineering** FILE: **o870-50/5**
SUBJECT: **Sale of a Portion of City Land at 6710 – 152 Street
and Acquisition of a Portion of Private Land at 6728 – 152 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve:

1. the acquisition of a 2.59 acre portion of the privately-owned property at 6728 – 152 Street (PID 011-234-822); and
2. the sale of a 2.35 acre portion of the City-owned property at 6710 – 152 Street (PID 011-234-784),

both as described in this report and as generally illustrated on Appendices I and II, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26

BACKGROUND

The City property at 6710 – 152 Street is a 4.85 acre parcel of land improved with the City's current animal shelter. The property will become surplus to the City later this year when the animal shelter operations are relocated to the City's new animal shelter, which is currently under construction on the property at 17944 Colebrook Road.

The private property at 6728 – 152 Street is a 4.97 acre parcel that contains a single family residence and is also used for truck parking.

Each of the subject properties is zoned General Agriculture (A-1) Zone and is designated "Business Park" in the East Newton Business Park Neighbourhood Community Plan (NCP).

DISCUSSION

The purpose of the recommended purchase and sale of properties is to reconfigure the subject properties to allow for a more effective use of the lands for future business park development. Under the terms of the agreement each party will end up with an equal area of land from the combined properties after the required road dedications are taken. Subsequent to the completion of the purchase and sale, the City will lease back a portion of the privately-owned property for the continuation of the current animal shelter operations until the new animal shelter on Colebrook Road is ready for occupancy later in 2012. This lease will be for \$1.00 and will expire upon the relocation of the animal control operations and the demolition of the associated buildings.

Servicing and vehicular access for the reconfigured properties will be by way of a new road to be constructed along the southerly boundary of the subdivided properties.

As part of the disposition process, staff will ensure that notice is issued in accordance with the provisions of Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

SUSTAINABILITY CONSIDERATIONS

The proposed purchase and sale supports the objectives of the City's Sustainability Charter, more particularly, the economic goal of using the City's land base efficiently, which contributes to the City's financial sustainability. It also supports the broad Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City.

CONCLUSION

The City-owned property at 6710 – 152 Street will become surplus to the City's needs later this year when a new animal control shelter is completed on Colebrook Road. Staff has negotiated a purchase and sale agreement with the owner of adjacent parcel of land at 6728 – 152 Street to enable a lot line reconfiguration allowing for a more effective development of these properties in the future. The terms and conditions that have been negotiated for the proposed purchase and sale are considered reasonable. It is recommended that Council approve the sale of a 2.35 acre portion of 6710 – 152 Street and the purchase of a 2.59 acre portion of 6728 – 152 Street as generally described in this report and as illustrated in Appendix I.

Vincent Lalonde, P. Eng.
General Manager, Engineering

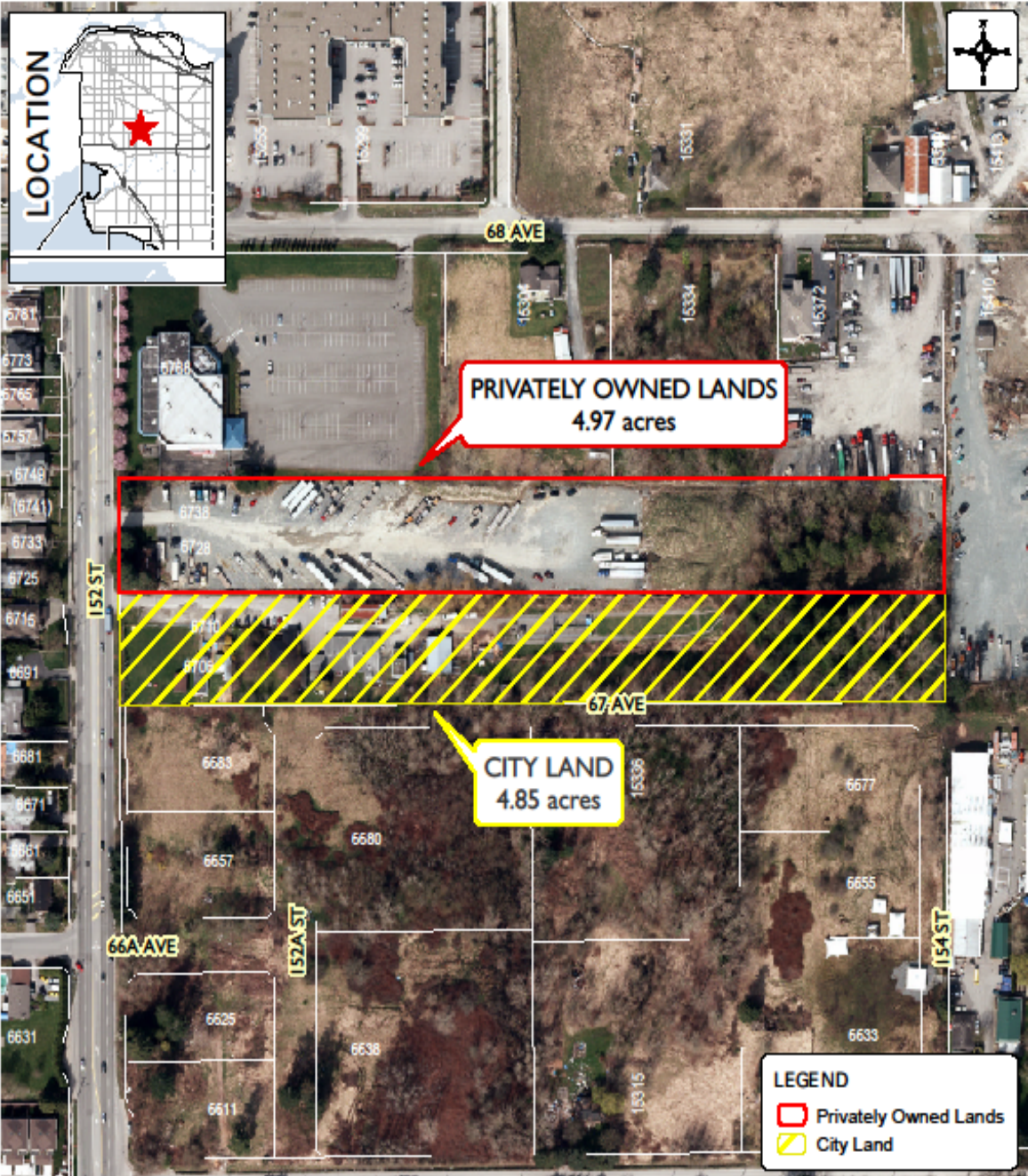
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Appendices

- I. Aerial Photograph of Properties Before the Proposed Subdivision
- II. Aerial Photograph of the Properties After the Proposed Subdivision

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: February 1, 2012, AWW8

Date of Aerial Photography: April 2011



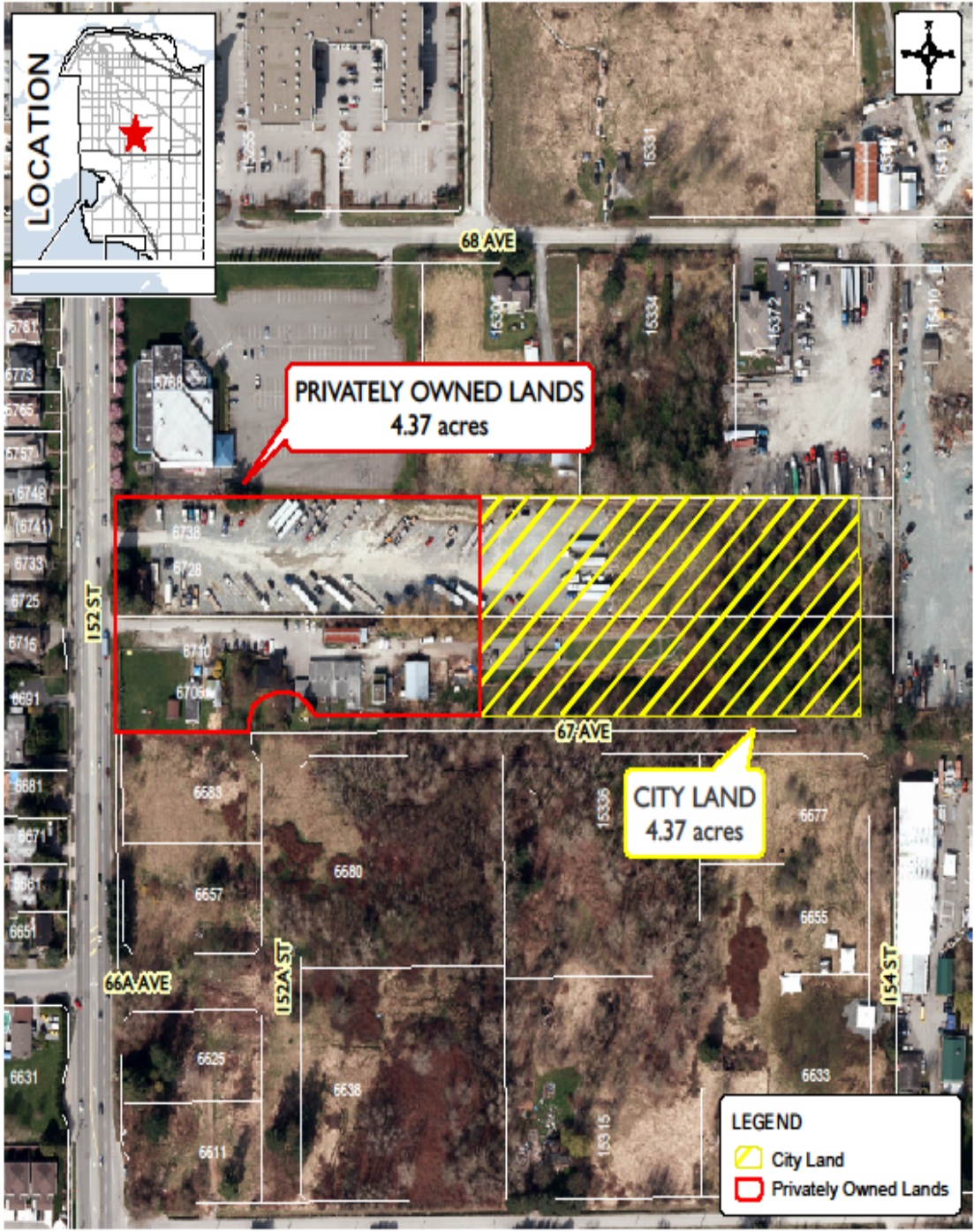
SUBJECT PROPERTIES
6710 & 6728 - 152 ST
BEFORE PROPOSED
SUBDIVISION

**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.

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APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: February 1, 2012, AW8

Date of Aerial Photography: April 2011



SUBJECT PROPERTIES
6710 & 6728 - 152 ST
AFTER PROPOSED
SUBDIVISION

**ENGINEERING
DEPARTMENT**

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