

# CORPORATE REPORT

NO: R193 COUNCIL DATE: September 10, 2012

#### **REGULAR COUNCIL**

TO: Mayor & Council DATE: September 5, 2012

FROM: General Manager, Engineering FILE: 0910-40/143

SUBJECT: Sale of Surplus City Property at 15211 – 32 Avenue

#### RECOMMENDATION

The Engineering Department recommends that Council approve the sale of property located at 15211 – 32 Avenue (PID No. 025-705-954) as described in this report subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

#### **BACKGROUND**

The property at 15211 – 32 Avenue is vacant and has an area of 25,208 ft.<sup>2</sup>. The lot is zoned Half Acre Residential (RH) Zone and is designated "Garden Apartments 3 Storeys" in the Land Use Concept Plan that is part of the Rosemary Heights Central NCP.

The subject property is a residual piece of property related to the 32 Avenue Diversion project that was completed in the early 1990's.

#### **DISCUSSION**

The property is surplus to the City's needs, and along with the adjacent land at 3336 – 152 Street, is the subject of a rezoning, subdivision, development permit and NCP amendment application (Application No. 7912-0211-00) to allow the development of a four-storey seniors' independent living and care facility. Road works related to 32 Avenue / 152 Street intersection have already been constructed on the south west corner of the City property. The area required for road allowance will be dedicated as part of the approval of Application No. 7912-0211-00. The current application is Phase II of a seniors' care development project at this location. Phase I was completed in 2009 on the adjacent property to the north at 15240 – 34 Avenue and consists of 151 residential care and assisted living units.

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 sale of City land 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. These outcomes support the following Sustainability Charter action items:

- SC12: Adapting to Demographic Change;
- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

#### **CONCLUSION**

The City-owned property at 15211 – 32 Avenue is surplus to the City's needs. The terms of the tentative agreement covering the sale of this property are considered reasonable. It is recommended that Council approve the sale of this property as generally described in this report.

Vincent Lalonde, P. Eng. General Manager, Engineering

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## **Appendices**

I. Aerial Photograph of Site

# **APPENDIX I** AERIAL PHOTOGRAPH OF SITE LOCATION 34 AVE ROSEMARY HEIGHTS SENIORS VILLAGE 3359 PHASE I 3361 ROSEMARY HEIGHTS SENIORS VILLAGE **PROPOSED** PHASE II SUBJECT PROPERTY 3303 LEGEND Subject Property Rosemary Heights Seniors Village - Phase I Rosemary Heights Seniors Village Proposed - Phase II Produced by GIS Section: August 3, 2012, AW8 Date of Aerial Photography: April 2011



SUBJECT PROPERTY 15211 - 32 AVENUE

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 das originals and encumbrances must be confirmed at the Land Title Office. G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Realty\ AW-15211-32Ave-AP.mxd