

NO: **R032** COUNCIL DATE: **February 18, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 12, 2013**  
FROM: **General Manager, Engineering** FILE: **0910-20/423**  
**General Manager, Parks, Recreation and Culture**  
SUBJECT: **Sale of Surplus City Property at 12592 – 89 Avenue**

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## RECOMMENDATION

The Engineering Department and the Parks Recreation & Culture Department recommend that Council approve the sale of surplus City parkland located at 12592 – 89 Avenue (PID No. 017-929-253) 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 12592 – 89 Avenue is vacant and has an area of 21,355 ft.<sup>2</sup>. The site is fully encumbered by a BC Hydro right-of-way. The lot is zoned Business Park (IB) Zone and is designated “Industrial” in Surrey’s Official Community Plan.

The property was acquired by the City in 1992 for park purposes. The Parks, Recreation and Culture Department has now determined this property to be surplus to its requirements.

## DISCUSSION

The property at 12592 – 89 Avenue is proposed to be consolidated with a portion of the adjoining private property at 12451 – 88 Avenue that is the subject of an OCP Amendment, rezoning, subdivision, and development permit application (Application No. 7912-0239-00) to allow the development of two multi-tenant, commercial buildings.

A General Development Permit (No. 7903-0153-00) for the property at 12451 – 88 Avenue was approved by Council in May 2004, which included eight retail buildings and associated landscaping to be completed in three phases. The developer is now applying to remove a portion of land from the previously approved application and proceed with the development of the last two remaining buildings under a separate application.

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

The proceeds of the sale will be placed in the Parks Acquisition Reserve for use in purchasing other needed parkland in the City.

## 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:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

## CONCLUSION

The City-owned property at 12592 – 89 Avenue is surplus to the City's needs. The terms of the tentative agreement covering the sale are considered reasonable. It is recommended that Council approve the sale of this property as generally described in this report.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

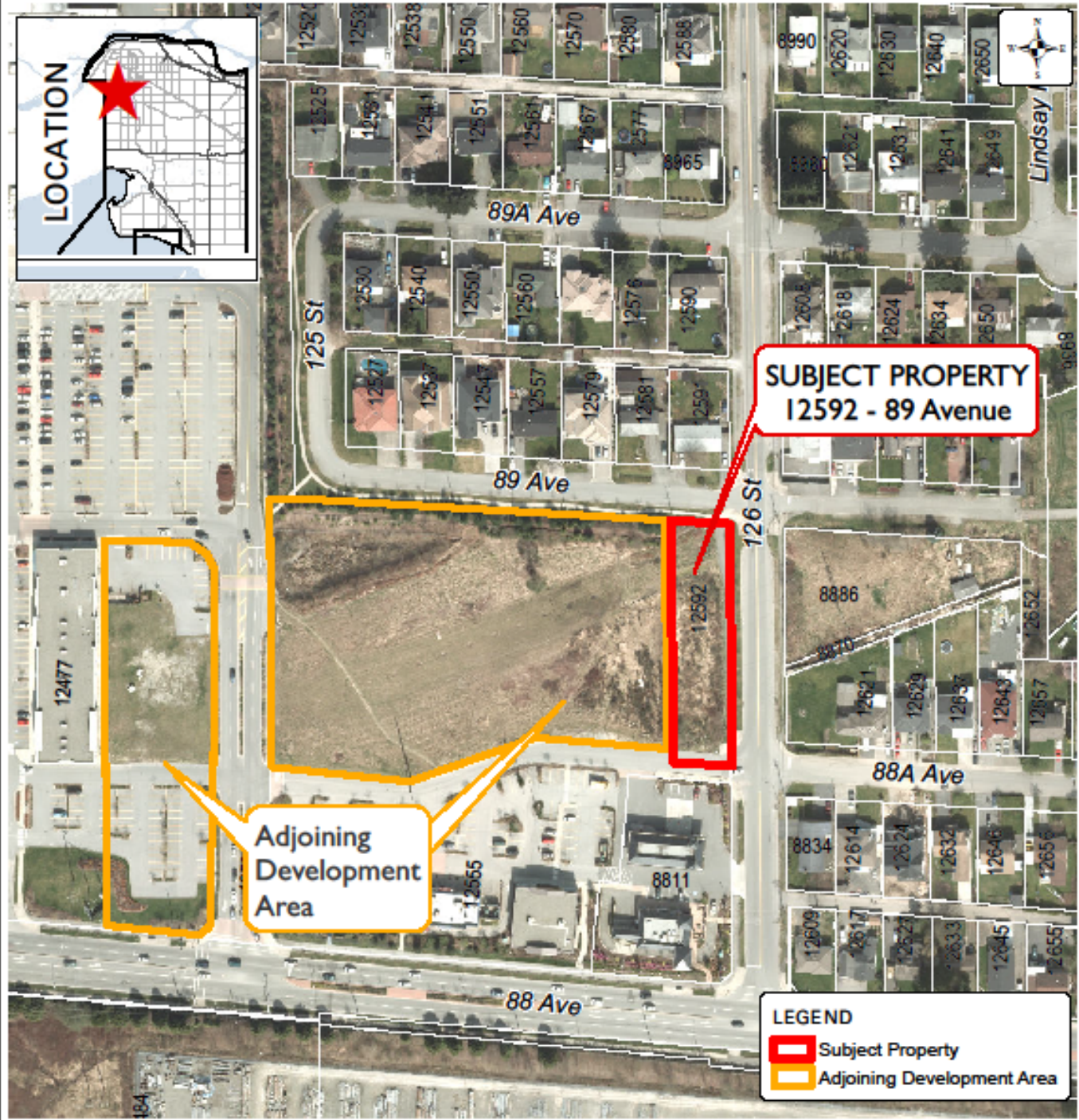
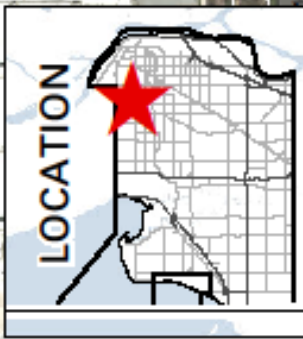
Vincent Lalonde, P.Eng.  
General Manager, Engineering

KSW/mpr

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Appendix I: Aerial Photograph of the Property at 12592 – 89 Avenue

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: January 31-13, JJR

Date of Aerial Photography: April 2012



**SUBJECT PROPERTY**  
12592 - 89 AVE  
FILE: 0910-20/423

**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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