

NO: **R097** COUNCIL DATE: **May 27, 2013**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 22, 2013**
FROM: **General Manager, Engineering** FILE: **0910-20/456A**
General Manager, Parks, Recreation and Culture
SUBJECT: **Sale of Surplus City Property at 13152 – 58A Avenue and**
Closure and Sale of Portion of Road Allowance Adjacent to 13152 – 58A Avenue

RECOMMENDATION

The Engineering Department and the Parks Recreation & Culture Department recommend that Council:

1. authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of a 12.5 m² (135 ft.²) area of road allowance located adjacent to the City property at 13152 – 58A Avenue; and
2. approve the sale of the 12.5 m² (135 ft.²) area of land resulting from the proposed road closure along with the sale of the 436.3 m² (4,696 ft.²) City lot located at 13152 – 58A Avenue (PID: 028-577-434) for the purpose of consolidating these parcels for development with the adjacent, privately-held lands located at 13150 – 58A Avenue and 5829 – 132 Street as generally illustrated in Appendix 1 and subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

BACKGROUND

The property at 13152 – 58A Avenue is a vacant 436.3 m² (4,696 ft.²) lot that the City acquired for park purposes in 2011 as part of a development project that created the adjacent residential lots to the west. The Parks, Recreation and Culture Department has now determined this property to be surplus to its requirements.

The area of road allowance proposed to be closed will not be required by the City if the adjacent lands at 13150 – 58A Avenue and 5829 – 132 Street along with the City lot at 13152 – 58A Avenue are developed.

The City property at 13152 – 58A Avenue is split zoned, being zoned Single Family Residential (12) Zone (RF-12) and One Acre Residential Zone (RA). The area of road closure is zoned RF-12. The City lot is designated “Urban” in Surrey Official Community Plan and Buffers/Greenways in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP). The majority of the lands with which the City lands are to be consolidated is designated “Proposed Local Commercial” in the NCP.

DISCUSSION

1. Purpose

The road closure area and the lot at 13152 – 58A Avenue are proposed to be consolidated, rezoned, and re-designated with the adjacent privately-held lots located at 13150 - 58A Avenue and 5829 – 132 Street under Development Application No. 7910-0237-00. This development application is to allow development of the consolidated site with a commercial building accommodating a drive through restaurant and other local commercial uses. The proposed sale of the lot at 13152 – 58A Avenue was referenced in the Planning Report to Council, dated September 10, 2012 related to Development Application 7910-0237-00. The related rezoning by-law was granted third reading by Council on October 22, 2012.

2. Land Value

The owners of the adjacent lands have agreed to provide compensation to the City equivalent to the market value of the subject City lands as determined by a qualified appraiser.

The proceeds from the sale of the lot at 13152 – 58A Avenue property will be placed in the Parks Acquisition Reserve Fund for use in purchasing other parkland in the City. The proceeds from the sale of the road closure area will be placed in the Municipal Land Reserve Fund.

All area calculations contained in this report are approximate and are subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of City lands will assist in achieving 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 436.3 m² (4,696 ft.²) City-owned lot at 13152 – 58A Avenue and the adjacent 12.5 m² (135 ft.²) portion of the 58A Avenue road allowance are surplus to the City's needs. The terms of the sale agreement covering the disposition of these lands are considered reasonable. It is recommended that Council approve the sale of these subject lands and authorize staff to take the actions as described in this report to complete such a sale. 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.

Laurie Cavan
General Manager,
Parks, Recreation & Culture

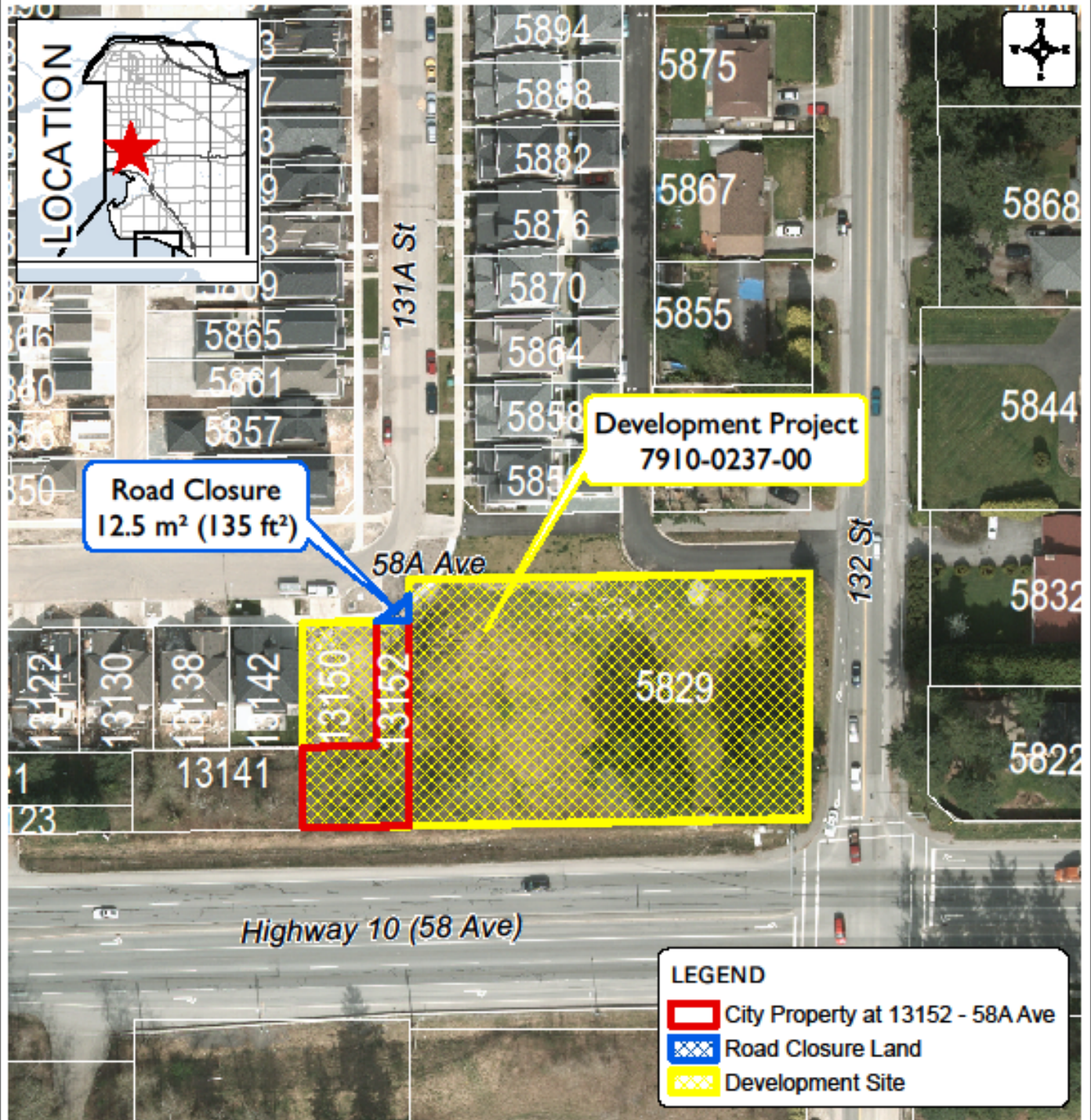
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mcs

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Appendix I: Aerial Photograph of Area in the Vicinity of 13152 – 58A Avenue

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May-08-13, JJR

Date of Aerial Photography: April 2012



SUBJECT
 Sale of City Land at 13152 - 58A AVE
 and Road Closure Land
 FILE: 0910-20/456A

**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.