

NO: R042

COUNCIL DATE: **MARCH 31, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 12, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **0910-40/184**

SUBJECT: **Sale of City Property at 10321 – 142 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City property located at 10321 – 142 Street (PID No. 029-218-969) as described in this report, subject to compliance with the notice provisions under Section 26 and 94 of the Community Charter, SBC, Chap. 26.

BACKGROUND

1. Property Description

The City property at 10321 – 142 Street, as illustrated on the attached Appendix I, is vacant and has an area of 229.2 m² (2,467 ft.²). It was transferred to the City as part of approved Development Application No. 7911-0095-00. This application subdivided a former property into two lots (14177 – 103 Avenue and 10321 – 142 Street) and permitted a ground-oriented 16 unit townhouse project.

The lot at 10321 – 142 Street was conveyed to the City with the intention that it be held and then consolidated with the private property at 10315 – 142 Street to facilitate a larger viable site in the future, due to associated road dedication requirements from 10315 – 142 Street along 103 Avenue and 142 Street. At the time of Development Application 7911-0095-00, the owner of 10315 – 142 Street was not prepared to sell nor incorporate 10315 – 142 Street into the development project. Hence it necessitated the creation of the lot in order to protect future development potential of 10315 142 Street.

2. Zoning, Plan Designations, and Land Uses

The subject City property is zoned Multiple Residential (RM-30) Zone.

DISCUSSION

1. Purpose of Disposition

Recently, the property at 10315 – 142 Street was acquired by a new owner and this has led to Application No. 7913-0183-00, as illustrated on the attached Appendix II, which is seeking to consolidate and rezone the City property at 10321 – 142 Street with the adjacent lots at 10315 – 142 Street and 14177 – 103 Avenue to permit an integrated townhouse project comprised of 21 townhouse units. The Planning Report for Application No. 7913-0183-00 was presented at January 13, 2014 Council meeting and the related Rezoning By-law received Third Reading on February 3, 2014.

2. Land Value

The City property at 10321 – 142 Street was transferred to the City by the developer of 7911-0095-00 (also a co-developer of Application 7913-0183-00) at no cost to the City, and will be transferred to the owner at 10315 – 142 Street for its incorporation into Application 7913-0183-00 at nominal consideration.

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

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City land supports the objectives of the City's Sustainability Charter, more particularly, the economic goal of using the City's land base efficiently. It also supports the board 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 property at 10321 – 142 Street was transferred to the City at no cost to allow for its future consolidation and development with the property at 10315 – 142 Street. The terms of the disposition and its consolidation are considered reasonable. It is recommended that Council approve the sale of this subject property as generally described in this report.

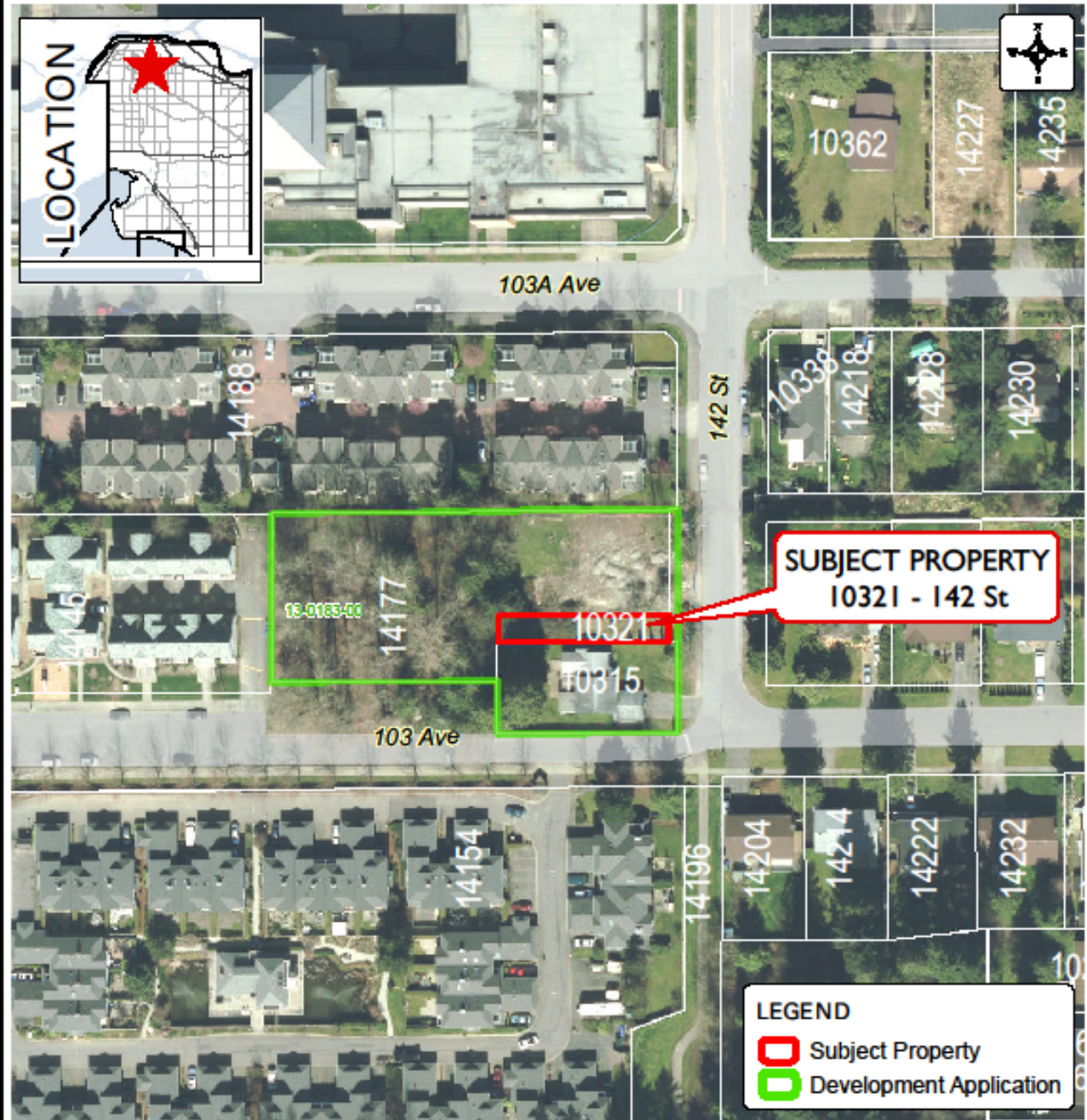
Gerry McKinnon
Acting General Manager, Engineering

AW/amg/ras

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Appendix I - Aerial Photograph of Site
Appendix II - Site Plan of Development Application 7913-0183-00

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 21-Feb-2014, JJR

Date of Aerial Photography: March 30, 2013



SUBJECT PROPERTY
10321 - 142 STREET
File 0910-40/184

**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.

Source: G:\MAPPING\GIS\Map\CorporateRep\file\JJR_10321_142St_AerialSite.mxd

APPENDIX II

