



## 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 property as determined by a qualified appraiser.

The proceeds from the sale of the City property at 6019 – 152 Street will be placed in the Municipal Land Reserve Fund.

## SUSTAINABILITY CONSIDERATIONS

The proposed sale of City property 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

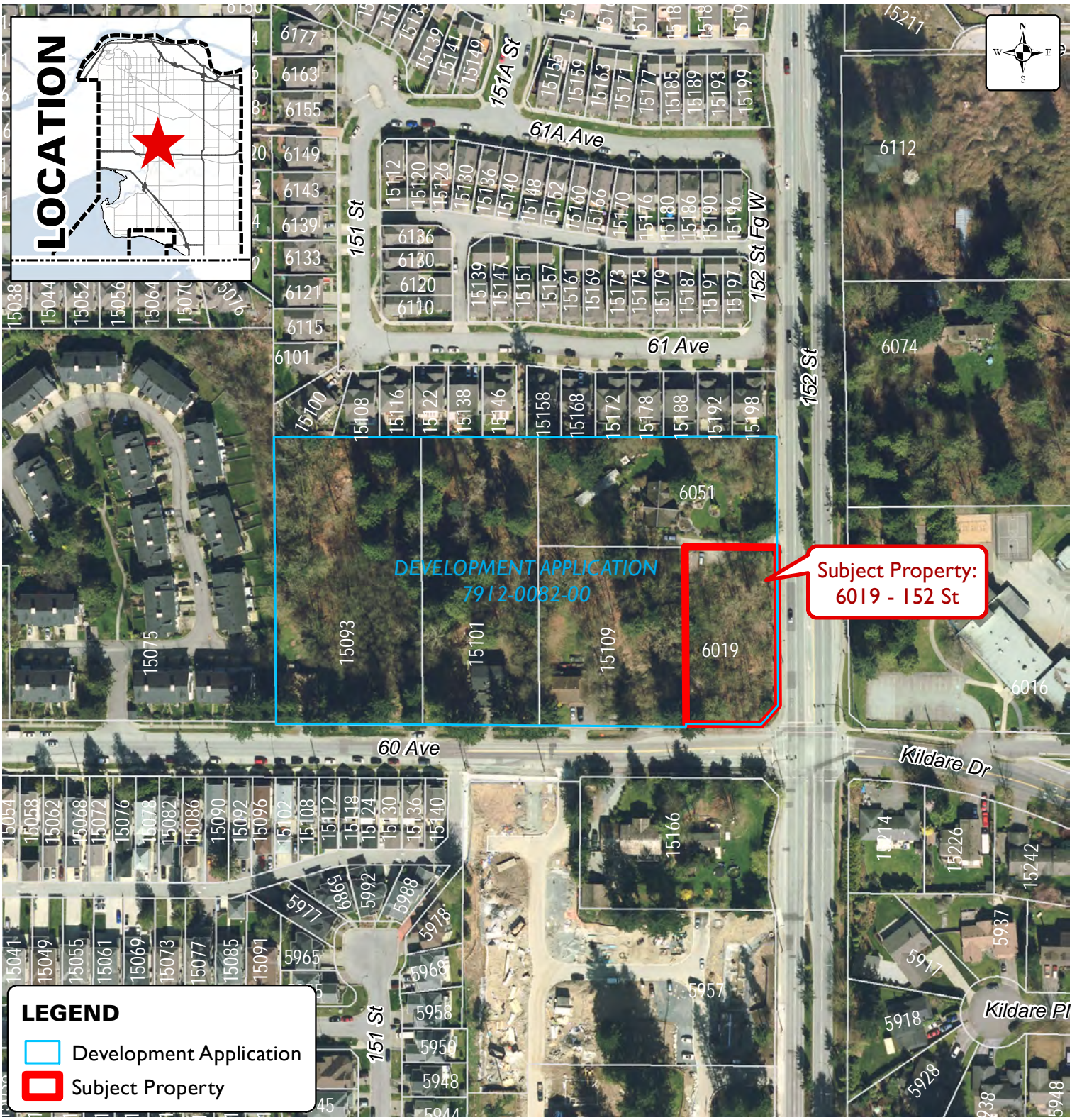
The City property at 6019 – 152 Street is surplus to the City's needs. The terms of the sale agreement covering the disposition of this property are considered reasonable. It is recommended that Council approve the sale of this subject property as generally described in this report. As part of the disposition process, staff will ensure that notice is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c. 26*.

Gerry McKinnon  
Acting General Manager, Engineering

AW/amg/ras

Appendix I - Aerial Photograph of Site  
Appendix II - Development Site Layout

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 16-Apr-2014, C6S

Date of Aerial Photography: March 30, 2013

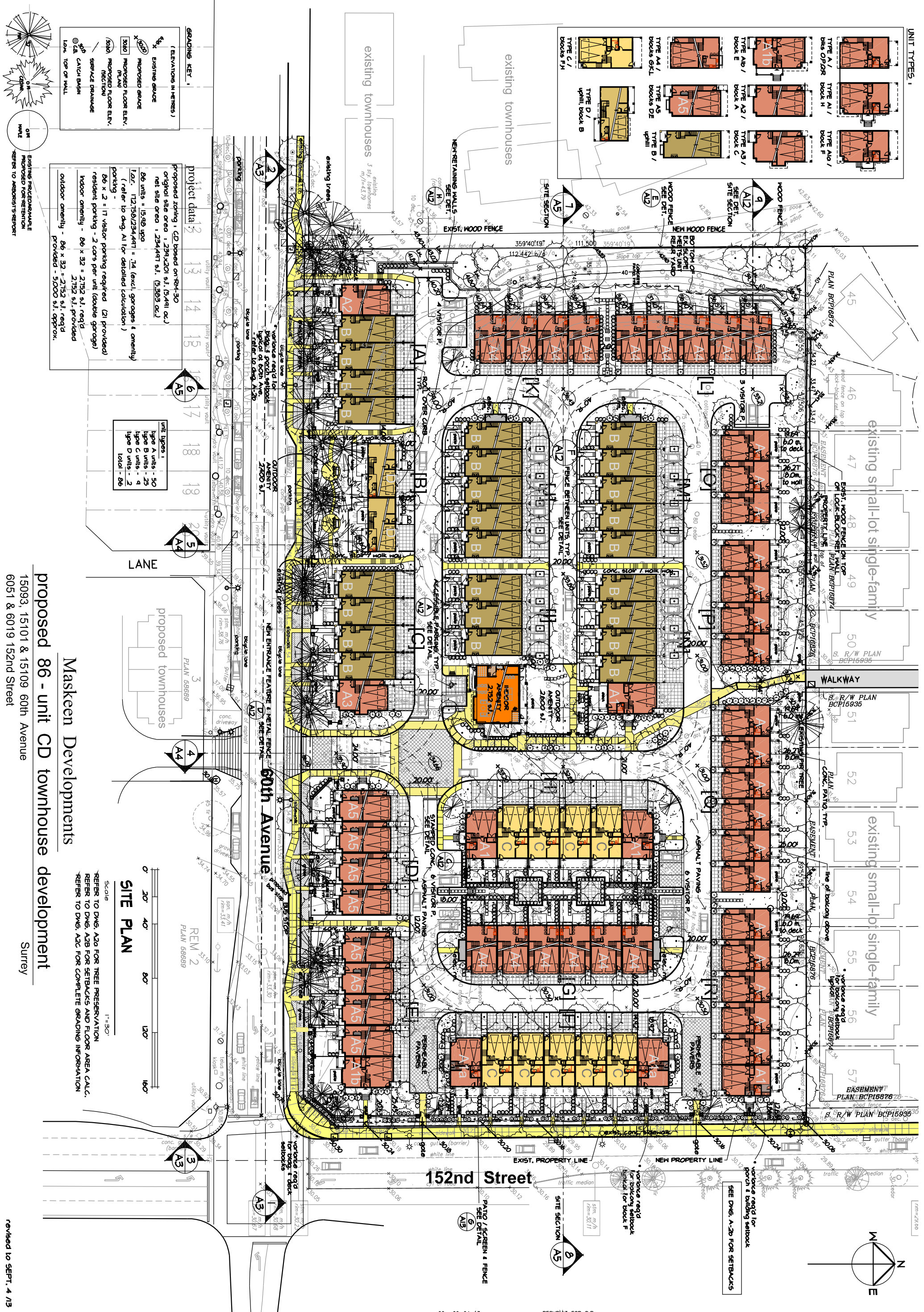


**SALE OF SURPLUS  
CITY PROPERTY:  
6019 - 152 St**

**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.





**GRADING KEY**

(ELEVATIONS IN METERS)

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED FLOOR ELEV. (PLAN)
- PROPOSED FLOOR ELEV. (SECTION)
- SURFACE DRAINAGE
- CATCH BASIN @ 0.4%
- LOW TOP OF WALL

**PROJECT DATA**

proposed zoning: CD based on RM-30  
 original site area: 1,239,420 sq. ft. (5,491 ac.)  
 net site area: 234,497 sq. ft. (5,393 ac.)  
 86 units = 15,948 sqm  
 1,027, 112,158/234,497 = .14 (encl. garages & amenity) (refer to dwg. A1 for detailed calculation)  
 parking - 86 x 2 = 17 visitor parking required (21 provided)  
 resident parking - 2 cars per unit (double garages)  
 outdoor amenity - 86 x 32 = 2,752 sq. ft. req'd  
 2,752 sq. ft. provided  
 outdoor amenity - 86 x 32 = 2,752 sq. ft. req'd  
 2,752 sq. ft. provided - 5,000 sq. ft. approx.

**UNIT TYPES**

- TYPE A / BKS OPDR
- TYPE A1 / BLOK H
- TYPE A10 / BLOK F
- TYPE A16
- TYPE A2 / BLOK E
- TYPE A3 / BLOK C
- TYPE A4 / BLOK D
- TYPE A5 / BLOK DE
- TYPE B / UPHILL BLOK B
- TYPE C / UPHILL BLOK B
- TYPE D / UPHILL BLOK B

**proposed 86 - unit CD townhouse development**

**Maskreen Developments**

15093, 15101 & 15109 60th Avenue  
 6051 & 6019 152nd Street

**SITE PLAN**

Scale: 1" = 30'

REFER TO DWG. A20 FOR TREE PRESERVATION  
 REFER TO DWG. A2B FOR SETBACKS AND FLOOR AREA CALC.  
 REFER TO DWG. A2C FOR COMPLETE GRADING INFORMATION

|          |             |                |   |
|----------|-------------|----------------|---|
| Scale:   | As Noted    | Sheet          | of  |
| Date:    | OCT. 2011   | Project Title: | MASKEEN DEVELOPMENTS  |
| Revision | Project No. | Address:       | 15093, 15101 & 15109 60th Avenue<br>6051 & 6019 152nd St. Surrey BC |
| 06       | 11-1136     | Architect:     | Ionic Architecture Inc.<br>architect-member a.i.b.c.                |

|      |          |                   |
|------|----------|-------------------|
| 06   | 09-04-13 | RESUBMIT FOR D.P. |
| 05   | 7-16-13  | RESUBMIT FOR D.P. |
| 04   | 4-25-13  | RESUBMIT FOR D.P. |
| 03   | 12-05-12 | RESUBMIT FOR D.P. |
| 02   | 03-27-12 | ISSUED FOR D.P.   |
| 01   | 10-20-11 | ISSUED FOR REVIEW |
| Rev. | Date     | Description       |

**proposed townhouse dev.**

**15093, 15101 & 15109 60th Ave.**

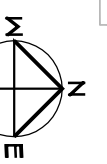
**6051 & 6019 152nd St. Surrey**

|          |             |                |   |
|----------|-------------|----------------|---|
| Scale:   | As Noted    | Sheet          | of  |
| Date:    | OCT. 2011   | Project Title: | MASKEEN DEVELOPMENTS  |
| Revision | Project No. | Address:       | 15093, 15101 & 15109 60th Avenue<br>6051 & 6019 152nd St. Surrey BC |
| 06       | 11-1136     | Architect:     | Ionic Architecture Inc.<br>architect-member a.i.b.c.                |

**proposed 86 - unit CD townhouse development**

**Maskreen Developments**

15093, 15101 & 15109 60th Avenue  
 6051 & 6019 152nd Street



revised to SEPT. 4 /13