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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 21, 2014**  
FROM: **General Manager, Engineering** FILE: **0910-20/411A**  
**General Manager, Parks, Recreation and Culture**  
SUBJECT: **Sale of Surplus City Property at 2954 – 161A Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that:

1. Council approve the sale of surplus City parkland located at 2954 – 161A Street (PID No. 028-004-396) as described in this report, and as illustrated on the map attached to this report as Appendix I.

## BACKGROUND

The property at 2954 – 161A Street is a 7,690 m<sup>2</sup> (1.9 acres) vacant lot, comprised of a 2,775 m<sup>2</sup> (0.686 acre) portion encumbered by two City statutory rights-of-way for public greenway and sanitary sewer purposes, and an unencumbered, developable portion of 4,915 m<sup>2</sup> (1.214 acre). The property is zoned Comprehensive Development (CD) Zone (based on single family housing), and is designated as ‘Urban’ in the Surrey Official Community Plan and “Proposed Open Space/Linear Open Space, Large Transition Lots (2-3 upa), and Single Detached (4-6 upa)” in the North Grandview Heights Neighbourhood Concept Plan Area.

The City acquired the subject property in 2009 as part of a larger acquisition of lands for park greenbelt, watercourse preservation, drainage and sewer purposes. At the time of the acquisition, the subject property was identified as land that will either be consolidated with adjacent development to the south or retained and used as park. The Parks, Recreation and Culture Department has confirmed the unencumbered 4,915 m<sup>2</sup> (1.214 acre) portion of the property is surplus to its requirements. This unencumbered portion of land has the potential of being rezoned and subdivided into single family residential lots.

## DISCUSSION

The most functional development for the City property at 2954 – 161A Street is considered to be in conjunction with the adjacent private property at 2904 – 160 Street. Staff therefore commenced discussions with the owner-developer of 2904 – 160 Street on the sale of the City property for its development with 2904 – 160 Street under Application No. 7912-0208-00. This application is for an OCP amendment, rezoning, subdivision, and development permit to allow the development of 32 residential lots, as illustrated in Appendix II attached to this report. In the later part of the negotiations, the owner of another neighbouring property that is not immediately adjacent to the City property requested that they also be provided an opportunity to purchase the subject property. Consequently, City staff marketed the subject property for sale and invited offers from the public for its purchase.

Advertisements related to the availability of the unencumbered 4,915 m<sup>2</sup> (1.214 acre) portion of the subject property for sale were placed in the local newspapers during September 2014 in compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, SBC, 2003, Chap. 26*. Three offers were received by the closing of this offering, and the highest offer price is from the developer of the adjacent property at 2904 – 160 Street. Staff is recommending that the City property at 2954 – 161A Street be sold to the proponent who offered the highest price and that it be subdivided and developed with the proponent's property at 2904 – 160 Street under Application 7912-0208-00. The highest offer price is consistent with the appraised value of the property.

The proceeds of this sale will be placed in the Parks Acquisition Reserve Fund for use in funding other purchases of parkland by 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 4,915 m<sup>2</sup> (1.214 acre) developable portion of the City-owned property at 2954 – 161A Street is surplus to the City’s needs. It is recommended that Council approve the sale of the surplus portion of the property to the proponent that submitted the highest offer to purchase and that the subject property be subdivided and developed in conjunction with the proponent’s property at 2904 – 160 Street.

Fraser Smith, P. Eng., MBA  
General Manager,  
Engineering

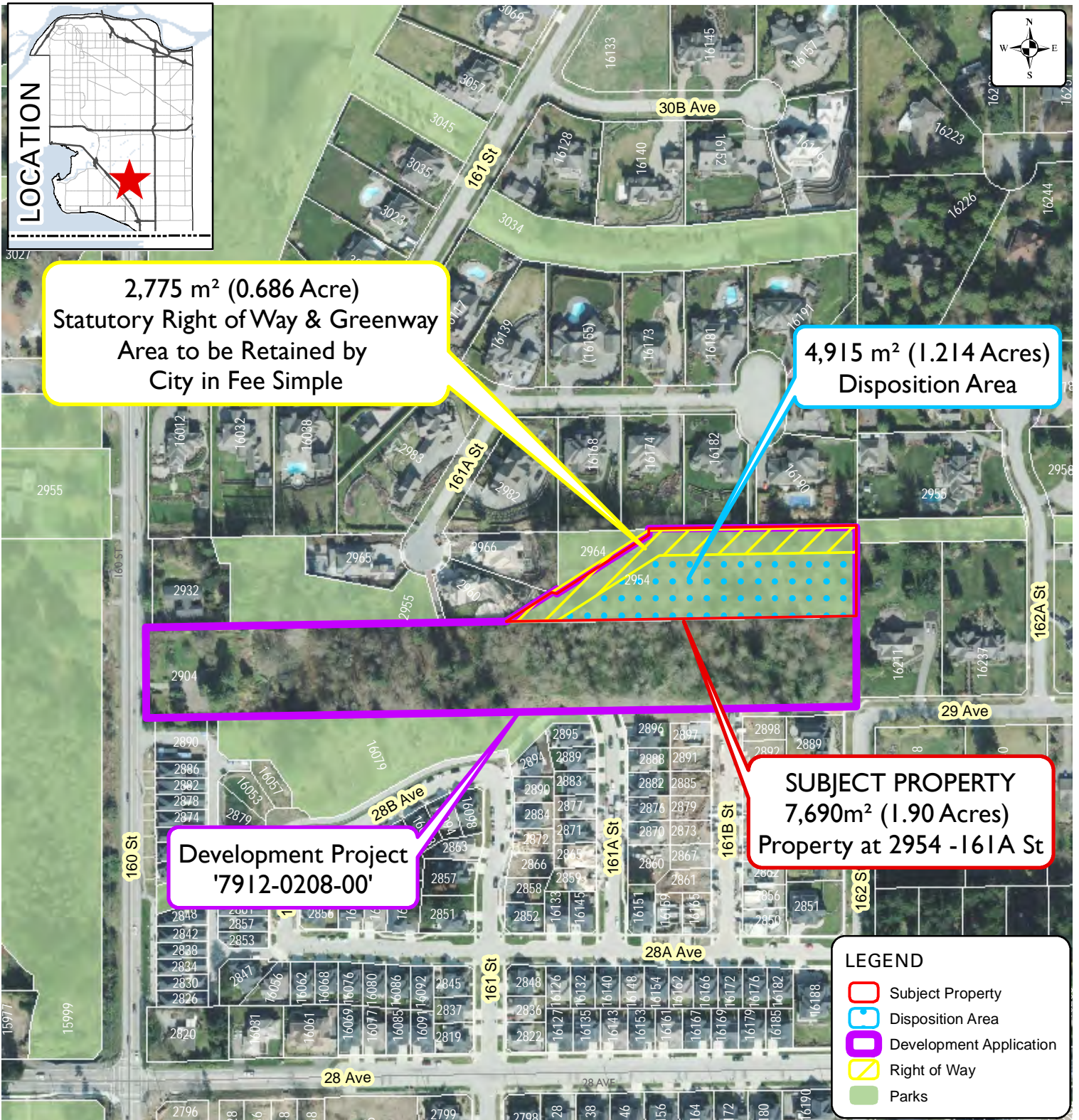
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

AW/amg/ras

Appendix I - Aerial Photograph of Site

Appendix II - Application 7912-0208-00 Preliminary Layout Subdivision Plan

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 20-Oct-2014, EM9

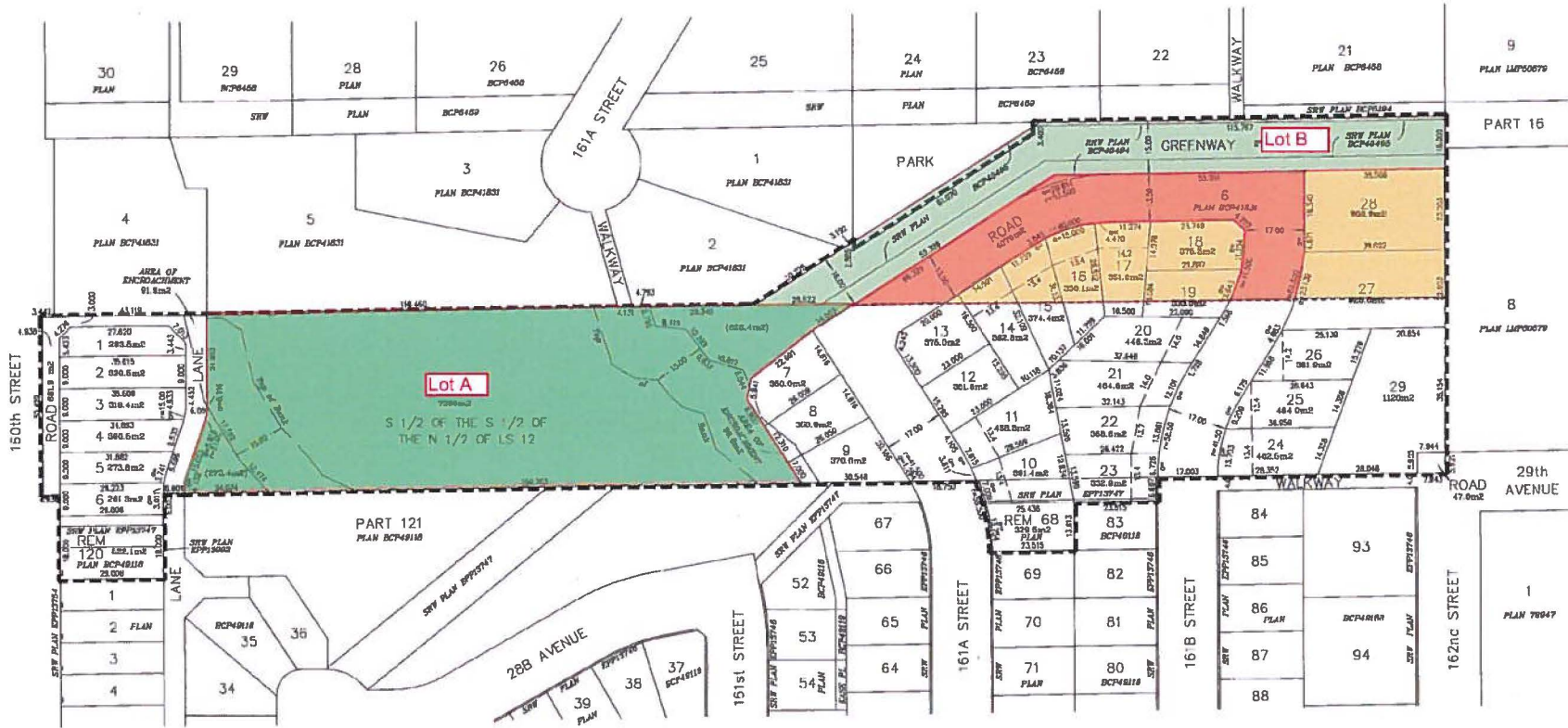


## Sale of City Property at 2954 – 161A Street

## 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\Maps\CorporateReps\Realty\EM\_2954-161ASt-AP.mxd



Proposed Subdivision Plan  
 K. S. Athwal  
 #2904 - 160 Street  
 7912-0208-00



HunterLaird  
 ENGINEERING LTD.  
 February 2011  
 #6652