

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the four surplus City properties, as determined by a qualified appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the four surplus City properties supports 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. This outcome supports the City Sustainability Charter scope action:

EC1: Corporate Economic Sustainability

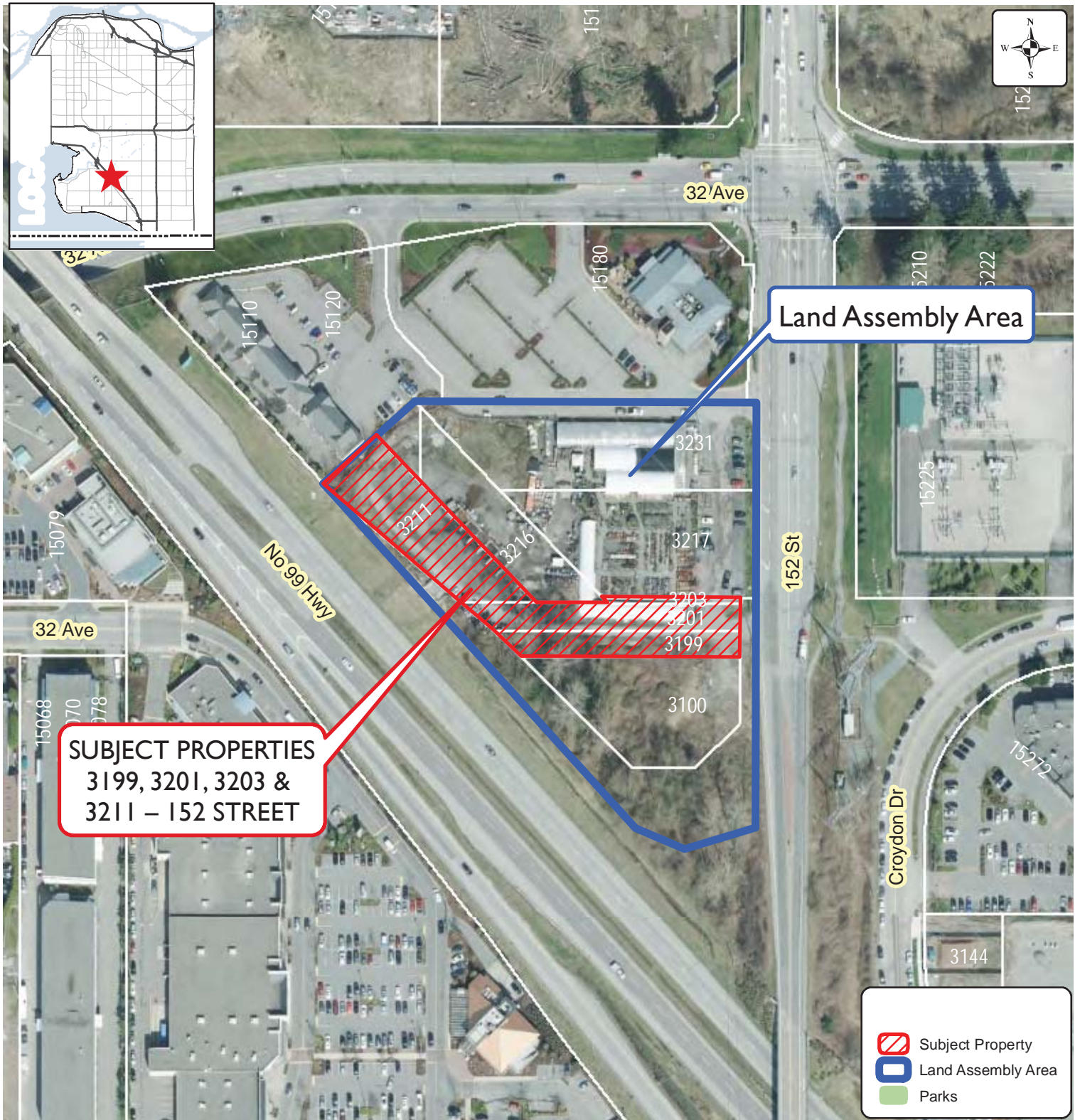
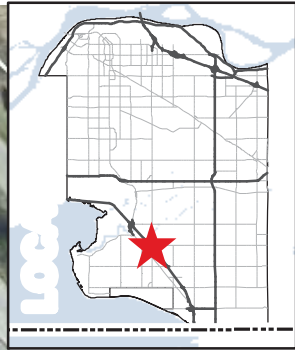
CONCLUSION

The City owned properties at 3199, 3201, 3203 & 3211 – 152 Street are surplus to the City's needs. The terms of the disposition of the four properties are considered reasonable. It is recommended that Council authorize the sale of the surplus City properties for disposition and consolidation as generally described in this report.

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




BLO/amg/clr

Appendix I - Aerial Photograph of 3199, 3201, 3203 & 3211 – 152 Street
Appendix II - Site Plan



SUBJECT PROPERTIES
 3199, 3201, 3203 &
 3211 – 152 STREET

Land Assembly Area

-  Subject Property
-  Land Assembly Area
-  Parks

Produced by GIS Section: 25-Nov-2014, EM9

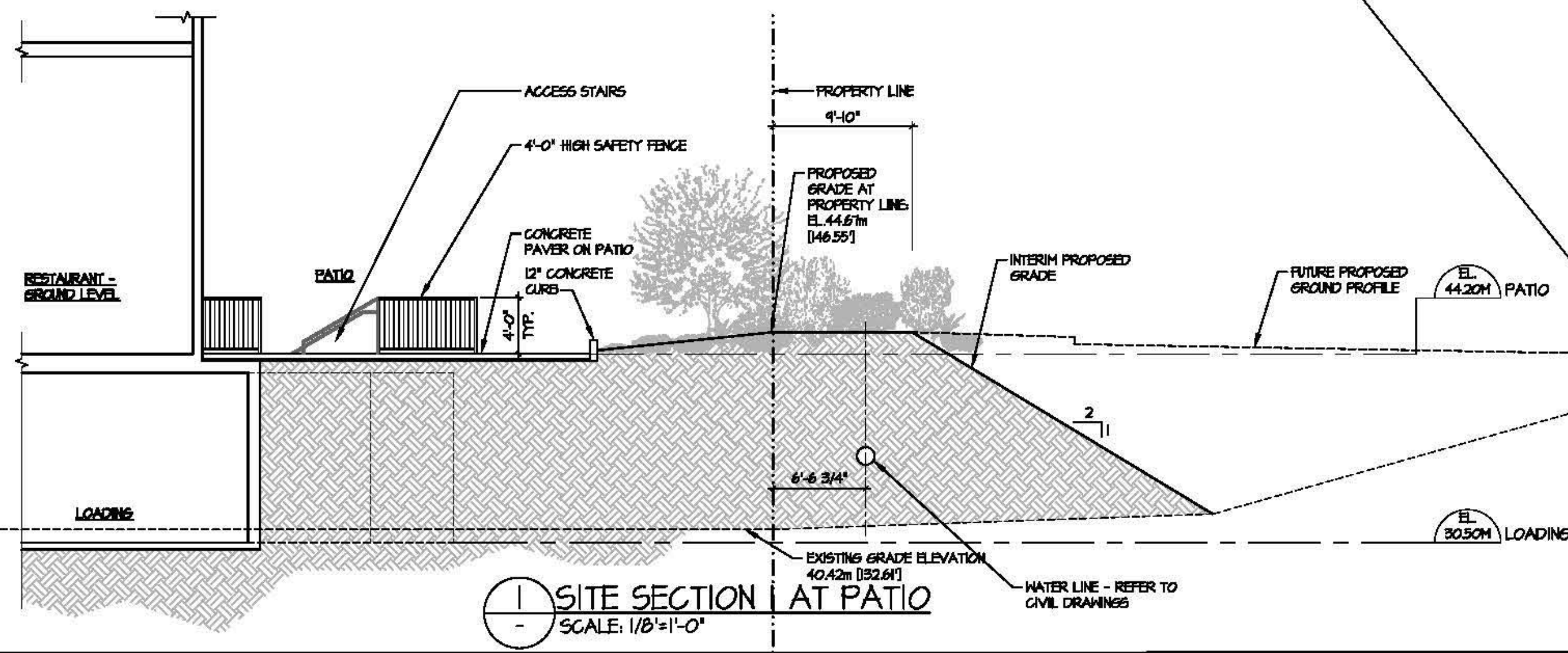
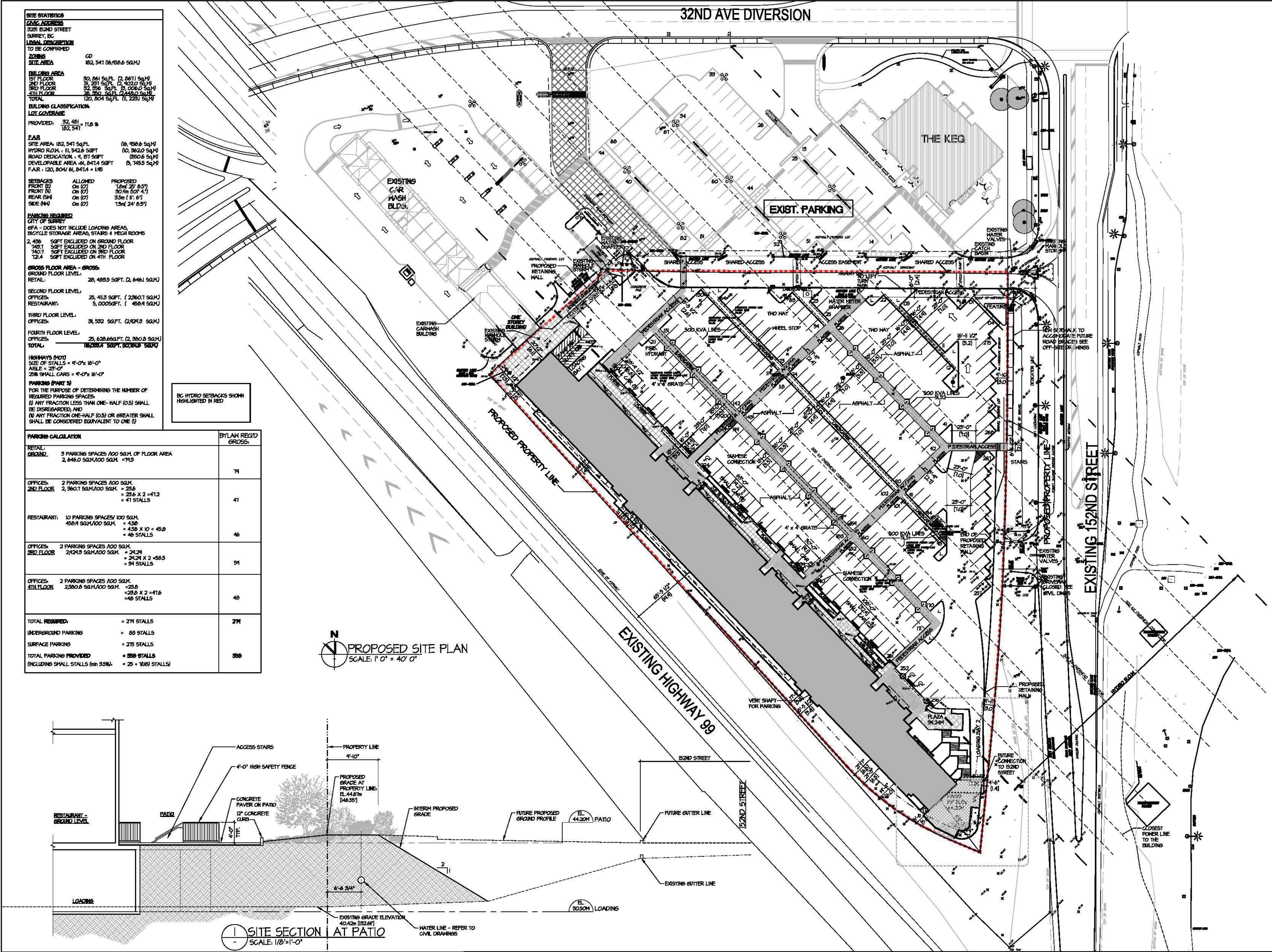


31, 3201,
 3203 & 3211 152

SITE STATISTICS
CIVIC ADDRESS
 3291 152ND STREET
 SURREY, BC
LEGAL DESCRIPTION
 TO BE CONFIRMED
ZONING
 CD
SITE AREA
 182,541 (6,158.6 SQ.M)
BUILDING AREA
 1ST FLOOR 30,861 SQ.FT. (2,867.1 SQ.M)
 2ND FLOOR 31,297 SQ.FT. (2,922.0 SQ.M)
 3RD FLOOR 33,756 SQ.FT. (3,126.0 SQ.M)
 4TH FLOOR 28,280 SQ.FT. (2,640.0 SQ.M)
 TOTAL 120,804 SQ.FT. (11,225.1 SQ.M)
BUILDING CLASSIFICATION
LOT COVERAGE
 PROVIDED: 32.4% ± 11.8 %
 182,541
F.A.R.
 SITE AREA: 182,541 SQ.FT. (6,158.6 SQ.M)
 HYDRO FLOW: 111,942.8 SQ.FT. (10,362.0 SQ.M)
 ROAD DEDICATION: 1.4, 151 SQ.FT. (13.2 SQ.M)
 DEVELOPABLE AREA: 61,841.4 SQ.FT. (5,745.3 SQ.M)
 F.A.R.: 120,804 / 61,841.4 = 1.95
SETBACKS ALLOWED PROPOSED
 FRONT (F) 0m (0') 1.6m (5' 3")
 FRONT (R) 0m (0') 30.9m (101' 4")
 REAR (R) 0m (0') 3.5m (11' 8")
 SIDE (M) 0m (0') 1.5m (4' 9")
PARKING REQUIRED
 CITY OF SURREY
 CITY OF SURREY DOES NOT INCLUDE LOADING AREAS,
 BICYCLE STORAGE AREAS, STAIRS & MECH ROOMS
 2,436 SQ.FT. EXCLUDED ON GROUND FLOOR
 148.1 SQ.FT. EXCLUDED ON 2ND FLOOR
 140.1 SQ.FT. EXCLUDED ON 3RD FLOOR
 121.4 SQ.FT. EXCLUDED ON 4TH FLOOR
GROSS FLOOR AREA - GROSS
GROUND FLOOR LEVEL:
 RETAIL: 28,489.5 SQ.FT. (2,646.1 SQ.M)
SECOND FLOOR LEVEL:
 OFFICES: 25,413.3 SQ.FT. (2,360.7 SQ.M)
 RESTAURANT: 5,000.0 SQ.FT. (463.9 SQ.M)
THIRD FLOOR LEVEL:
 OFFICES: 31,582.3 SQ.FT. (2,929.3 SQ.M)
FOURTH FLOOR LEVEL:
 OFFICES: 25,628.6 SQ.FT. (2,380.8 SQ.M)
TOTAL: 116,257.7 SQ.FT. (10,780.7 SQ.M)
HEIGHTS (MOT)
 SIZE OF STALLS = 9'-0" x 18'-0"
 AISLE = 23'-0"
 288 SMALL CARS = 9'-0" x 16'-0"
PARKING (PART 5)
 FOR THE PURPOSE OF DETERMINING THE NUMBER OF
 REQUIRED PARKING SPACES:
 (1) ANY FRACTION LESS THAN ONE-HALF (0.5) SHALL
 BE DISREGARDED, AND
 (2) ANY FRACTION ONE-HALF (0.5) OR GREATER SHALL
 BE CONSIDERED EQUIVALENT TO ONE (1)
**BC HYDRO SETBACKS SHOWN
 HIGHLIGHTED IN RED**

PARKING CALCULATION	BYLAW REQ'D GROSS
RETAIL: 3 PARKING SPACES / 100 SQ.M. OF FLOOR AREA 2,646.1 SQ.M / 100 SQ.M = 26.46 = 26 STALLS	71
OFFICES: 2 PARKING SPACES / 100 SQ.M. 2,360.7 SQ.M / 100 SQ.M = 23.6 = 23.6 x 2 = 47.2 = 47 STALLS	41
RESTAURANT: 10 PARKING SPACES / 100 SQ.M. 463.9 SQ.M / 100 SQ.M = 4.639 = 4.639 x 10 = 46.39 = 46 STALLS	46
OFFICES: 2 PARKING SPACES / 100 SQ.M. 2,929.3 SQ.M / 100 SQ.M = 29.293 = 29.293 x 2 = 58.586 = 58 STALLS	51
OFFICES: 2 PARKING SPACES / 100 SQ.M. 2,380.8 SQ.M / 100 SQ.M = 23.808 = 23.808 x 2 = 47.616 = 48 STALLS	40
TOTAL REQUIRED: = 214 STALLS	214
UNDERGROUND PARKING: = 83 STALLS SURFACE PARKING: = 275 STALLS	
TOTAL PARKING PROVIDED: = 358 STALLS (INCLUDING SMALL STALLS (MIN 3.5M)) = 25 + 308 STALLS	358

PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"



SITE SECTION AT PATIO
 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
05	OCT 24 14	ISSUED FOR FINAL DP
04	JUN 25 14	REISSUED FOR DP
03	JUN 10 14	REV FOR CITY
02	FEB 06 14	REV FOR CITY
01	JAN 22 14	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT
 CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.
 ARCHITECT



3707 1st AVENUE
 BURNABY, BRITISH COLUMBIA
 V5C 3V6 E-MAIL: pjlovick@pjlovick.com
 tel: 604-298-3700 fax: 604-298-6081

Member of the AIBC Member of the RAIC Certified Professional
 Member of the SAA Member of the AAA Member of the NWTAA ARCHITECTURAL SEAL

COPYRIGHT P.J. LOVICK ARCHITECT LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF P.J. LOVICK ARCHITECT LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF P.J. LOVICK ARCHITECT LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: EH
 PROJECT: THE PROFESSIONAL CENTRE @ SOUTH POINT
 APPROVED: P.J.L.

3211 - 152nd Street, Surrey

SITE PLAN (EXISTING ROAD)
 PROJECT NUMBER: 11-49
 SCALE: 1" = 40'-0"
 DATE: NOV 2011
 DRAWING NUMBER: ASI
 REVISION: OCT 24 2014

APPENDIX II