

NO: **R041**

COUNCIL DATE: **MARCH 23, 2015**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 5, 2015**

FROM: **General Manager, Engineering**

FILE: **0910-40/187**

SUBJECT: **Sale of City Properties at 9664 – 137 Street and 9661 – 137A Street**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the following City-owned properties:

- 9664 – 137 Street (PID: 002-013-584); and
- 9661 – 137A Street (PID: 010-013-431),

both for the purpose of consolidation and development with the adjacent property at 9639 – 137A Street, as generally illustrated in Appendix I attached to this report, and subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC, 2003, Chap. 2*.

## DISCUSSION

### Property Description

The City properties located at 9664 – 137 Street and 9661 – 137A Street are back-to-back lots, each having a site area of approximately 667 m<sup>2</sup> (7,189 ft.<sup>2</sup>). The two lots are located within the Surrey Memorial Hospital Precinct area of City Centre. The City purchased the two lots in 2013 to facilitate the creation of a new east-west lane with pedestrian sidewalks that is to be located north of, and parallel with, 96 Avenue running between 137A Street and King George Boulevard as proposed within the City Centre Road Network Concept.

### Zoning, Plan Designations, and Land Uses

The subject lots are zoned Single Family (RF) Zone, and designated “Central Business District” in the Official Community Plan and “Mixed-Use” in the Surrey City Centre Land Use and Density Concept Plan with a Floor Area Ratio (FAR) of 3.5.

### Reasons for Disposition

The subject lots are each approximately 18 metres wide and the proposed east-west lane passing through them will consume a 12 metre width of the lots. At the time of purchasing the lots, it was intended the surplus 6 metre wide area of each lot will be available for later disposition for consolidation and development with either adjacent lands to the north or south.

A purchase and sale agreement for the disposition of the subject lots and the dedication of the east-west lane has been negotiated with the owner of the adjacent property at 9639 – 137A Street, subject to Council approval. The subject lots are intended to be consolidated with the adjacent property at 9639 – 137A Street under development application 7914-0021-00. It is also intended that the area from the

City lots required for the 12 metre wide east-west lane will be dedicated as part of the subdivision plan for development application 7914-0021-00. This application is seeking an Official Community Plan amendment, rezoning, and development permit approval in order to permit a 12 storey office/retail development on the consolidated site, considered to be Phase 2 of the overall development project at this location, as illustrated in Appendix II attached to this report. The related rezoning By-law was granted third reading by Council on July 21, 2014.

The attached Appendix III depicts the ultimate extension of the east-west lane between 137A Street and King George Boulevard.

The proposed sale has been circulated to all potentially concerned City Departments for review and no objections to the sale have been raised.

### **Land Value**

The sale of the two City lots will be at the market value as determined by an accredited, independent appraiser.

### **SUSTAINABILITY CONSIDERATIONS**

The proposed sale of the subject City lots to facilitate both an office/retail development and the road dedication for an east-west lane with pedestrian sidewalks 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 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;
- EN9 Sustainable Land Use Planning and Development Practices;
- SC13: Creating a Fully Accessible City; and
- EN13: Enhancing the Public Realm, by establishing attractive pedestrian environment with appropriate sidewalks.

### **CONCLUSION**

The proposed sale of the City lots at 9664 – 137 Street and 9661 – 137A Street will facilitate the dedication of a planned 12 metre wide east-west lane with pedestrian sidewalks as proposed within the City Centre Road Network Concept. It will also facilitate the consolidation and development of the 6 metre wide surplus portion of the City lots with the property at 9639 – 137A Street under development application 7914-0021-00. It is recommended that Council approve the disposition of the subject lots on the terms and conditions generally described in this report.

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

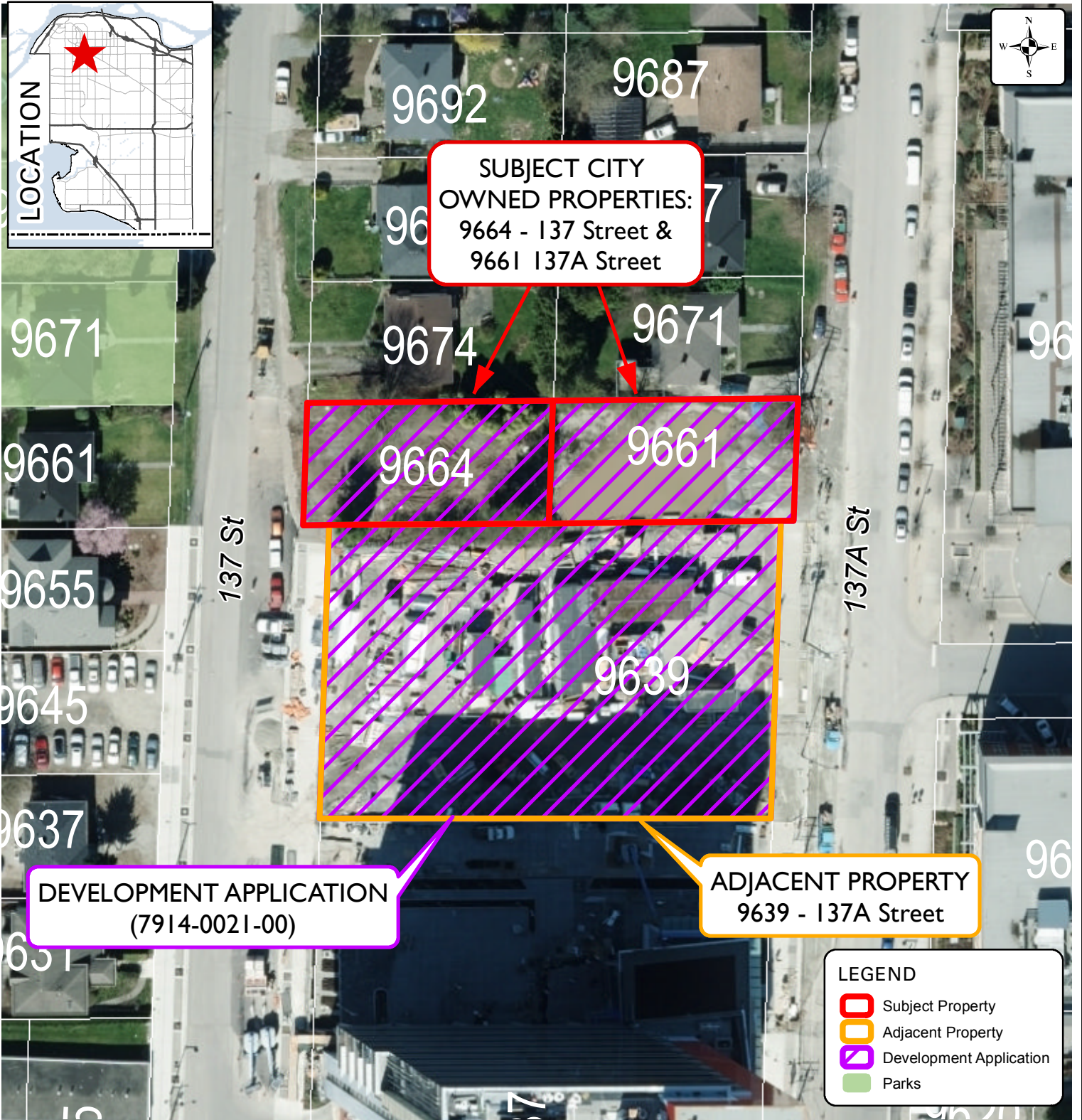
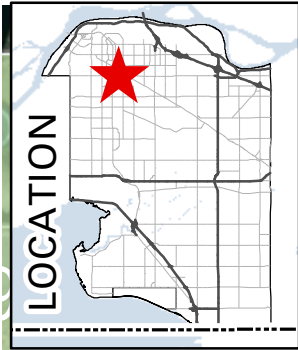
AW/amg/clr

Appendix I - Aerial Photograph of Properties

Appendix II - Development Application 7914-0021-00 Proposed Office Building Concept Plan

Appendix III – Proposed Alignment for New East-West Lane

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



**SUBJECT CITY OWNED PROPERTIES:**  
9664 - 137 Street &  
9661 - 137A Street

**DEVELOPMENT APPLICATION**  
(7914-0021-00)

**ADJACENT PROPERTY**  
9639 - 137A Street

**LEGEND**

- Subject Property
- Adjacent Property
- Development Application
- Parks

Produced by GIS Section: 19-Feb-2015, C9W

Date of Aerial Photography: March 30, 2014



**SUBJECT PROPERTIES**  
9664 - 137 Street and  
9661 - 137A 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.





SOUTH-EAST CORNER



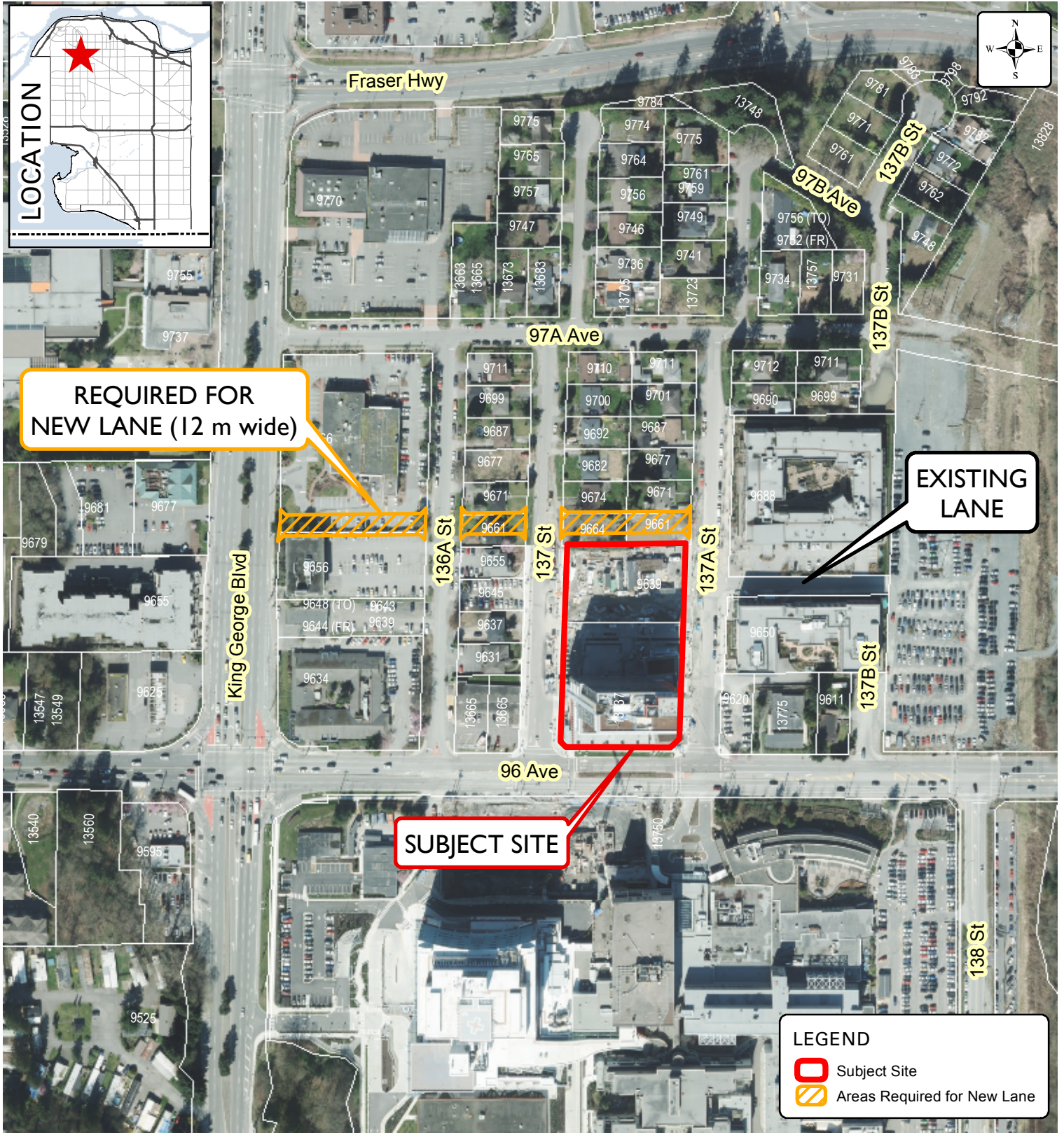
NORTH-WEST CORNER

APPENDIX II

CONCEPT RENDERING



# APPENDIX III



Produced by GIS Section: 05-Mar-2015, EM9



## PROPOSED ALIGNMENT FOR NEW EAST WEST LANE

## ENGINEERING DEPARTMENT

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