

NO: R153

COUNCIL DATE: **July 27, 2015**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 30, 2015**

FROM: **General Manager, Engineering**

FILE: **0910-40/182**

SUBJECT: **Sale of City Property at 16120 – 84 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of City property located at 16120 – 84 Avenue (PID No. 012-703-133) as generally described in this report, and as illustrated in Appendix I attached to this report.

## BACKGROUND

### Property Description

The City property located at 16120 – 84 Avenue (the “Property”) is a 7,526 ft.<sup>2</sup> vacant lot. The City purchased the Property in 1997 for the future 84 Avenue re-alignment at Fraser Highway. In 2004, the City dedicated the northern 654 ft.<sup>2</sup> portion of the Property as road. The Engineering Department has confirmed that the remainder land is surplus to its requirements and can be sold.

### Zoning, Plan Designations, and Land Uses

The Property is zoned One Acre Residential (RA) Zone, and designated “Town Centre” in the Official Community Plan and Community Commercial (C-8) in the Fleetwood Town Centre Land Use Plan.

## DISCUSSION

Prior to marketing the Property for sale, Realty Services sent an information letter to all property owners within a 100 metre radius of the Property. Additionally, and to coincide with the receipt by the property owners of the information letter, a Community Information sign was installed on the Property. Both the letter and the Community Information sign are intended to inform area property owners and residents of the City’s intention and to elicit feedback from the community prior to proceeding with the marketing of the Property. After a two-week period, City staff received no negative response to the proposed sale of the Property.

Advertisements related to the availability of the subject property for sale were placed in the local newspapers during April and May 2015 in compliance with the notice provisions of Section 26 and 94 of the *Community Charter, SBC, 2003, Chap. 26*. This was followed by further advertising in June 2015. To maximize exposure, the property was also concurrently listed for sale with the Fraser Valley Real Estate Board Multiple Listing Service. A total of four offers to purchase the Property were received.

The proceeds of this sale will be placed in the Municipal Land Reserve Fund.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed sale of the City property supports the objective 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. This outcome supports the City Sustainability Charter scope action:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

## **CONCLUSION**

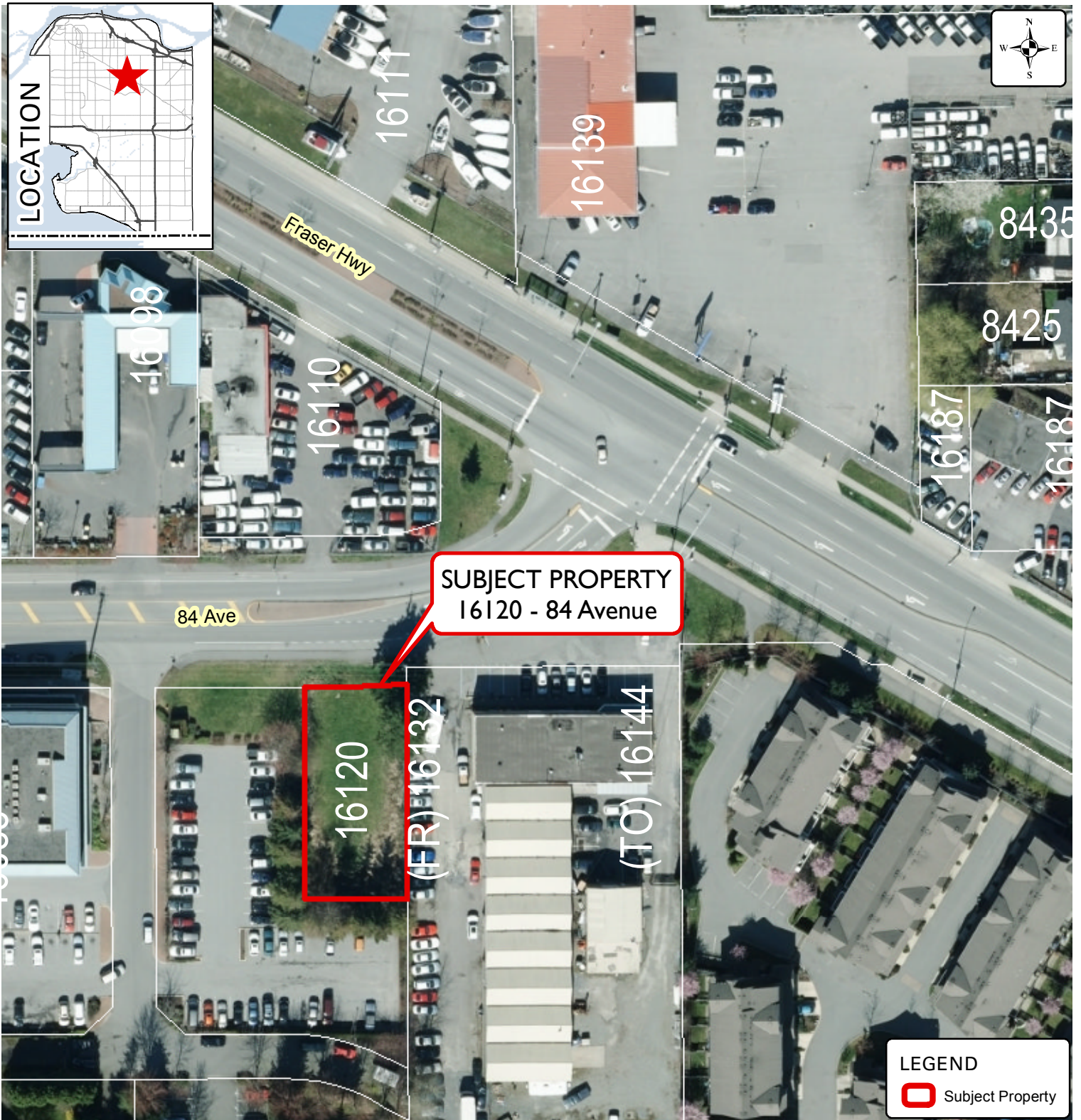
It is recommended that Council approve the sale of the City property at 16120 – 84 Avenue Street to the proponent that has submitted the highest offer to purchase.

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

KY/amg/clr

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 10-Apr-2015, C9W

Date of Aerial Photography: March 30, 2014



**SUBJECT PROPERTY**  
16120 - 84 Avenue

**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\CW\_84Ave\_16120\_AP.mxd