

NO: R172

COUNCIL DATE: September 14, 2015

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## REGULAR COUNCIL

**TO: Mayor & Council**

**DATE: August 17, 2015**

**FROM: General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

**FILE: 0910-20/404A & B**

**SUBJECT: Sale of Surplus City Properties at 7560 and 7572 - 146 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of two surplus City properties located at 7560 and 7572 - 146 Street (PID Nos. 023-621-303 and 023-621-290 respectively), as generally described in this report, and as illustrated on the map attached to this report as Appendix I.

## BACKGROUND

The City properties located at 7560 and 7572 - 146 Street (the "Properties") are each a 372 m<sup>2</sup> (4,001 ft.<sup>2</sup>) vacant lot, zoned Comprehensive Development (CD) Zone, and designated Urban in the Official Community Plan and Urban Compact Housing in East Newton North NCP. The permitted use is single family residential.

The City purchased the Properties in 1998 with park acquisition funds in order to preserve and provide optimal growing conditions for a black walnut heritage tree that straddled the common property line of the Properties. At the time of purchasing the Properties, extensive damage to the tree's root zone was evident. Despite the undertaking of remediation work and continued maintenance, the health of the tree declined, and in 2012, the City removed the tree for reasons of public safety and property risk damage.

At the time of purchase, it was stated if the tree failed to survive, the Properties would become surplus to parkland requirements and would be sold. The Parks, Recreation and Culture Department has confirmed the Properties are surplus to its requirements.

## DISCUSSION

Prior to marketing the Properties for sale, Realty Services mailed information letters to all property owners within a 100 metre radius of the Properties and installed a community information board on the Properties, both for the purpose of informing residents of the intended sale and to elicit feedback from the community prior to proceeding with the marketing of the Properties. As a result of this community notification, Realty staff received one phone call from a resident, who objected to the intended sale.

After a two week period, the community information board was replaced by a “for sale” sign. Coinciding with the placement of the “for sale” sign, advertisements related to the availability of the Properties 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. Further advertising of the availability of the Properties was undertaken during June. To maximize exposure, the Properties were also concurrently listed for sale with the Fraser Valley Real Estate Board Multiple Listing Service. Resulting from these marketing efforts, City staff received several purchase offers on the Properties. Staff are recommending that Council approve two offers to purchase the Properties, which are at prices consistent with the appraisal for the Properties and on terms and conditions satisfactory to City staff.

The proceeds from the sale of the Properties will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parkland within the City.

Building schemes are registered against the titles of both Properties to ensure that the form and character of proposed dwellings will be consistent with the immediate neighbourhood.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed sale of the Properties 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 scope actions:

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

## **CONCLUSION**

The terms of the agreements covering the sale of the Properties are considered reasonable. It is recommended that Council approve the sale of the surplus City properties at 7560 and 7572 – 146 Street as generally described in this report.

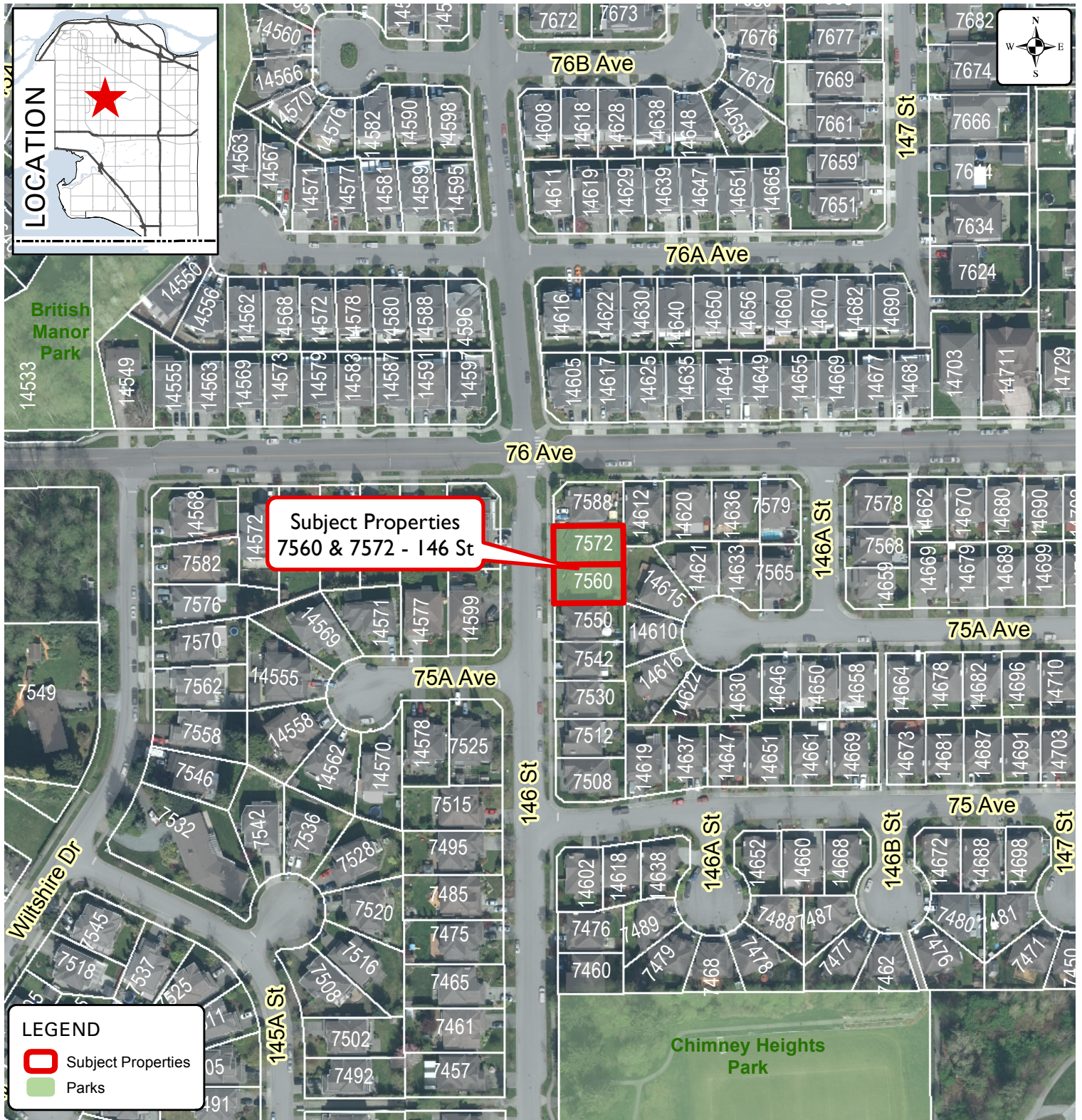
Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

AW/amg/clr

Appendix I - Aerial Photograph of the Properties at 7560 and 7572 – 146 Street

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 26-Aug-2015, JJR

Aerial Photo: April 1, 2015

Scale: 1:2,000



**SUBJECT PROPERTIES**  
7560 & 7572 - 146 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\CW\_7560-7572\_146St\_AP.mxd