

NO: R030

COUNCIL DATE: February 22, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 4, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-40/185**

SUBJECT: **Sale of Surplus City Property at 9624 - 168 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of City-owned property located at 9624 – 168 Street (PID No. 029-063-671), for the purpose of consolidation and development with the adjacent property at 16811 – 96 Avenue, as generally described in this report, and as illustrated on the map attached to this report as Appendix “I”, and subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter, SBC, 2003, Chap.2..*

BACKGROUND

The property located at 9624 – 168 Street was transferred to the City of Surrey (the “City”) as part of negotiations between Metro Vancouver (“MV”) and the City in 2010. The land exchange (land purchase and sale agreement) facilitated the City’s 96 Avenue upgrading project along the southern limit of Tynehead Regional Park and the construction of Metro Vancouver’s Tynehead Regional Park perimeter trail and pond system. The land exchange was beneficial to both MV and the City, and resulted in no net loss to Tynehead Regional Park.

DISCUSSION

With the City’s 96 Avenue upgrading project, the Tynehead Esso Fuel Station property located at 16811 – 96 Avenue was decreased in size and functionality and could no longer accommodate a gasoline service station in its previous form. The owners of the fuel station require a portion of the adjacent land in order to redevelop. Under Development Application 7913-0185-00, the applicant proposes the purchase and consolidation of 9624 – 168 Street, which is the subject of this report. Third Reading was granted by Council and the PLA for Development Application 7913-0185-00 was issued on January 14, 2014. The proposed development concept is illustrated on the attached Appendix “II”.

The applicant has nearly completed all its requirements and is in the position to achieve final approval of Development Application 7913-0185-00. A condition of final approval is the purchase and consolidation of the City property at 9624 – 168 Street, as described in this report. As such, this report is being provided to Council for its consideration.

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 City-owned lot at 9624 – 168 Street is surplus to the City's needs. The terms of the agreement covering the sale of the parcel is considered reasonable. It is recommended that Council approve the sale of the subject lot at 9624 – 168 Street, as generally described in this report.

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

NR/BLO/amg/clar/am

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Development Concept


AERIAL PHOTOGRAPH OF SITE



Development Application
7913-0185-00

Subject Property
9624 - 168 Street

LEGEND

-  Subject Property
-  Development Application
-  Parks

Produced by GIS Section: 19-Jan-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:2,000



**SALE OF SURPLUS
CITY PROPERTY AT
9624 - 168 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.

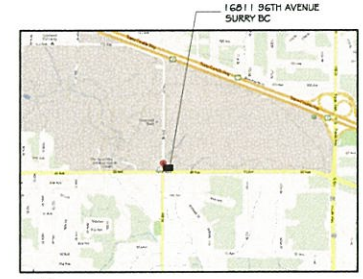
Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW_9624_168ST_AP.mxd

APPENDIX "II"

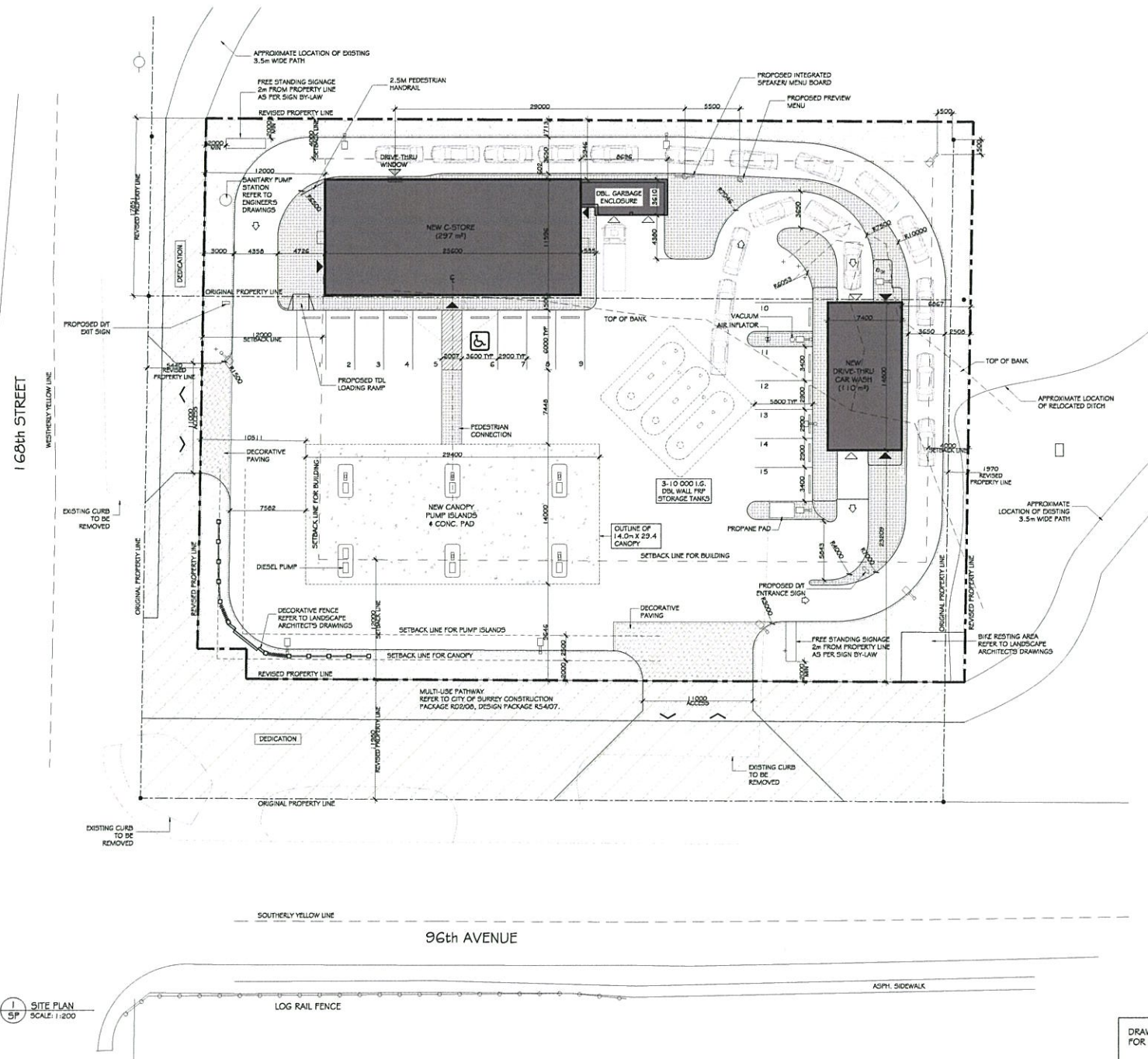
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G. L. SMITH

PROFESSIONAL STAMPS:



2 CONTEXT PLAN
SCALE: N.T.S.



PROJECT STATISTICS
 ADDRESS: 16811 96TH AVENUE, SURREY BC
 PID: Q11-31-G-91-0
 PROPERTY NUMBER: 209436
 FOLIO: 9062-07006-1
 LOT: 8
 LEGAL: LT 8 SEC 6 TWP 9 PL 8652 NWD
 PLAN NUMBER: 8652
 ZONING: CG-2 (COMBINED SERVICE GASOLINE STATION ZONE)
 EXISTING STRUCTURE ON THE SITE: YES
 SETBACKS
 FRONT YARD: 12m
 REAR YARD: 4m
 SIDE YARD: 4m (EAST) # 12m (WEST)
 SITE AREA: 4,299 m² (46,274 S.F.)
 TOTAL GFA: 110 + 297 + 30 = 437 m²
 LOT COVERAGE: 10.2% (30% ALLOWED)
 PARKING REQUIREMENT
 C-STORE: 2.75 SPACES/100 m² = 6 SPACES
 CAR WASH: 1 SPACE/WASH BAY = 1 SPACE
 TOTAL SPACES REQUIRED: 9 SPACES
 TOTAL SPACES PROVIDED: 15 SPACES

LEGEND

	ENTRANCE
	OVERHEAD DOOR
	PAVEMENT
	LANDSCAPING
	CONCRETE PAD
	NEW BUILDING
	REVISED PROPERTY LINES AREA
	EXTERIOR BUILDING LIGHT



DRAWING NOT FOR CONSTRUCTION
FOR COMMENTS ONLY

SITE PLAN INFORMATION AS PER DRAWINGS
RECEIVED FROM THE CLIENT IN FEBRUARY
2012, PREPARED BY DEESLEY ENGINEERING
LTD

PROJECT NUMBER:
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ISSUE

#	Date	Description	Drawn
4	OCT 04 2013	REVISED FOR 2ND REVIEW	SL
3	JULY 28 2013	RE-SUBMITTED FOR DEVELOPMENT	SL
2	JULY 21 2013	REVISED FOR DEVELOPMENT REVIEW	SL
1	MAY 02 2012	SENT TO CITY OF SURREY PLANNING DEPARTMENT	SL

PROJECT TITLE:



16811 96TH AVENUE
SURREY BC
VAN 2C5

REVISION

#	Date	Description	Drawn
3	OCT 04 2013	REVISED AS PER COMMENTS RECEIVED FROM PLANNING DEPARTMENT	SL
2	JULY 29 2013	REVISED LOCATION OF DR. GAS. INCL.	SL
1	JULY 02 2012	REVISED AS PER PLANNER COMMENTS	SL

DRAWING TITLE:

SITE PLAN

PRINT DATE: 13-Mar-14 SCALE: 1:200
 DRAWN BY: SL DRAWING NO:
 CHECKED BY: GS
 PROJECT NO: 12-1075

SP