

NO: R115

COUNCIL DATE: May 30, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 17, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-40/194**

SUBJECT: **Sale of City Property at 10734 Timberland Road**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City property located at 10734 Timberland Road (PID: 011-633-031), as generally described in this report and as illustrated in Appendix "I" attached to this report, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter, SBC, 2003, chap. 26*.

BACKGROUND

Property Description

The City property located at 10734 Timberland Road (the "City Property") is a vacant parcel of 808.4 m² (8,702 ft.²) in site area. It was purchased by the City in 1989 for road purposes. In conjunction with construction works for the South Fraser Perimeter Road, part of the City Property has been paved for use as public roadway. The remaining part of the City Property is being leased to the owner of the adjacent properties at 10752 and 10768 Timberland Road and 11807 and 11825 Tannery Road (the "Adjacent Properties") for use in conjunction with its truck refueling (card-lock) facility located on parts of the Adjacent Properties.

Zoning, Plan Designations, and Land Uses

The City Property and the Adjacent Properties are zoned Light Impact Industrial 1 ("IL-1") Zone or Light Impact Industrial ("IL") Zone. They are all designated Industrial in Surrey's Official Community Plan and "Light Impact Industrial" in the South Westminster Neighbourhood Plan.

DISCUSSION

Reason for the Sale

The City Property is being sold for its consolidation of approximately 299.5 m² (3,224 ft.²) with the Adjacent Properties under Development Application No. 7915-0023-00, and also for the dedication as road of the remaining part that is constructed as roadway on the subdivision plan for Development Application No. 7915-0023-00. This application is seeking approval to permit the development of a permanent truck refueling (card-lock) and truck repair business on the consolidated site.

The proposed sale of City Property was referenced in the November 16, 2015 Planning Report to Council related to Development Application No. 7915-0023-00, and the related Rezoning Bylaw was granted third reading by Council on November 30, 2015.

As part of the sale process, staff will ensure that notice of the City land sale is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter, SBC, 2003*, chap. 26.

Land Value

The sale of the City Property will be transacted at market value as determined by a qualified staff appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed sale 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
- EN13: Sustainable Land Use Planning and Development Practices.

CONCLUSION

The remainder of the City Property after required road taking will be surplus to the City's needs. The terms and conditions that have been negotiated for the sale of the surplus land are considered reasonable. It is recommended that Council approve the sale of the City Property at 10734 Timberland Road for consolidation in part with the Adjacent Properties at 10752 and 10768 Timberland Road and 11807 and 11825 Tannery Road and dedication in part as road as generally described in this report.

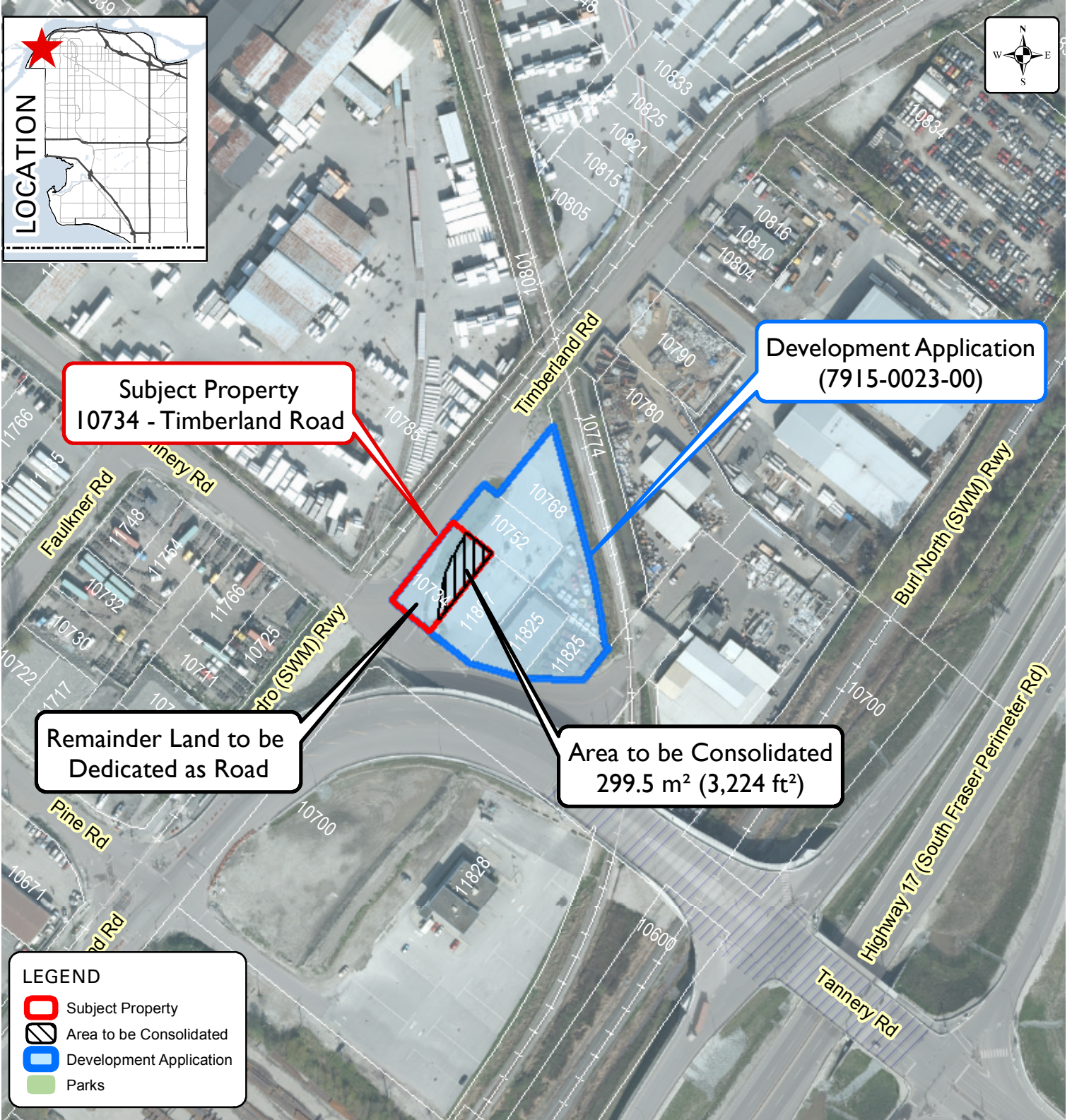
Fraser Smith, P.Eng., MBA
General Manager, Engineering

AW/amg/clr

Appendix "I" - Aerial Photograph of Subject Site

Appendix "II" - Preliminary Subdivision Plan for Development Application 7915-0023-00

AERIAL PHOTOGRAPH OF SITE



**Sale of City Property at
10734 - Timberland Road**

**ENGINEERING
DEPARTMENT**

SUBDIVISION PLAN OF
 LOT 4 BLOCK 7 DISTRICT LOT 7 GROUP 2 PLAN 546,
 LOTS 5 & 6 BLOCK 7 DISTRICT LOTS 7 AND 8 GROUP 2 PLAN 546, EXCEPT PLAN EPP19547,
 LOT 7 BLOCK 7 DISTRICT LOT 7 GROUP 2 PLAN 546 EXCEPT PLAN EPP19547,
 LOT 8 BLOCK 7 DISTRICT LOT 7 GROUP 2 PLAN 546 EXCEPT PARCEL A (B/LAW PLAN 84211) AND PLAN EPP19547,
 PARCEL 1 (STATUTORY RIGHT OF WAY PLAN LMP21201) OF LOT A DISTRICT LOT 7 GROUP 2 PLAN LMP14067 EXCEPT PLAN BCP33957
 ALL OF NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 67 LAND TITLE ACT
 BCOS MAP SHEET 9276 026

SCALE 1:500
 0 10 20m

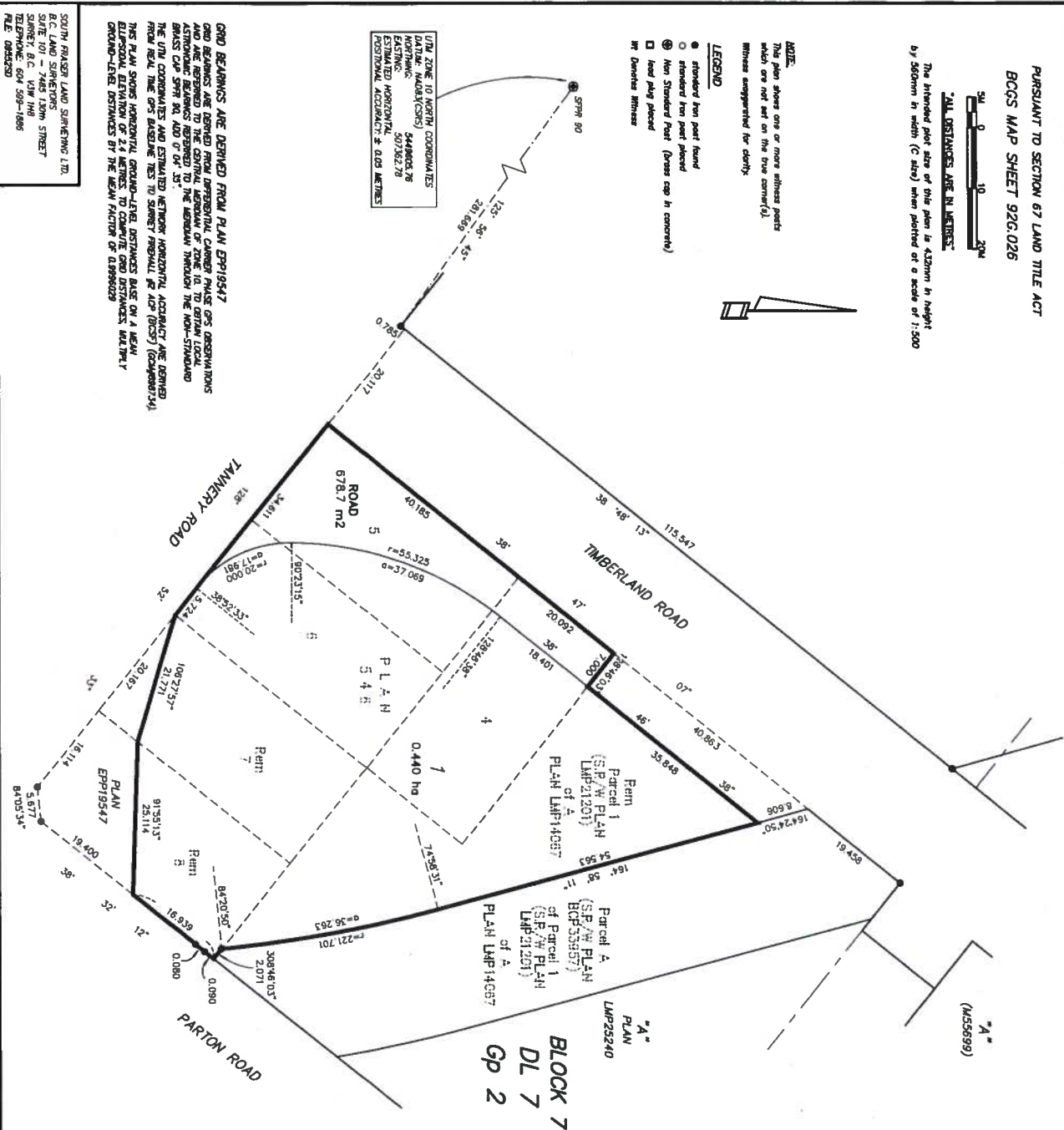
The intended plot area of this plan is 420m by 140m by 500m in width (C axis) when plotted at a scale of 1:500

NOTE:
 This plan shows one or more witness points which are not set on the true corner(s). Witness suspended for clarity.



LEGEND
 ● standard iron post found
 ○ standard iron post placed
 ⊕ Non Standard Post (press cap in concrete)
 □ lead duty placed
 W Quarter Witness

UTM ZONE 10 NORTH COORDINATES
 EASTING: 444003.28
 ESTIMATED HORIZONTAL ACCURACY: ± 0.09 METRES



GRID BEARINGS ARE DERIVED FROM PLAN EPP19547
 GRID BEARINGS ARE DERIVED FROM IMPERIAL CANADA PLAT GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 10 TO OBTAIN LOCAL ASTROMONIC BEARINGS REFERRED TO THE MERIDIAN THROUGH THE NON-STANDARD BRASS CAP SPPR SQ. AND 0' OF 15"

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7465 130th STREET
 SURREY, B.C. V4N 1H8
 TEL: 604-599-1886
 FILE: 094520

THIS PLAN LIES WITHIN THE JURISDICTION OF
 GREATER VANCOUVER REGIONAL DISTRICT
 THIS PLAN LIES WITHIN THE
 JURISDICTION OF
 THE APPROVING OFFICER FOR THE CITY OF SURREY
 ON THE 15th DAY OF JUNE 2015
 (AND 1 OTHER DATES (S4))

PLAN EPP _____

PRELIMINARY