

NO: R200

COUNCIL DATE: September 12, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **August 15, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-40/208**

SUBJECT: **Sale of City Property at 16035 – 10A Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the City property located at 16035 – 10A Avenue (PID: 005-201-039), as generally described in this report and as illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, chap. 26.

## BACKGROUND

### Property Description

The City property located at 16035 – 10A Avenue (the “City Property”) is a vacant parcel of land being 121.42 m<sup>2</sup> (1,307 ft.<sup>2</sup>) in site area. The City Property was acquired by the City in 1986 through a developer subdivision. The initial intent for the City Property was for road purposes, and the Bylaw authorizing the purchase of the City Property required it to be dedicated as public highway (Bylaw No. 8837). Subsequent to its acquisition, the City Property was not dedicated for road purposes and has remained a separate legal parcel. The City Property is no longer required for public highway purposes and is surplus to the City’s requirements. To allow for the proposed sale of the City Property, staff have separately commenced action to amend Bylaw No. 8837 so that the City Property can be used for purposes other than as public highway.

### Zoning, Plan Designations, and Land Uses

The City Property is zoned Single Family Residential (“RF”) Zone and is designated Urban in Surrey’s Official Community Plan.

## DISCUSSION

The City Property is being sold for its consolidation with the adjacent privately owned lot at 1060 – 160 Street under Development Application No. 7915-0399-00. This application is seeking approval to develop a two (2) lot Single-Family Residential Zoned (RF) subdivision as conceptually illustrated on the attached Appendix “II”.

An offer to purchase has been negotiated with and accepted by the adjacent owner based on the appraised value, as determined by an independent accredited appraiser. Sale completion is to take place upon the consolidation of the City Property with the adjacent lot at 1060 – 160 Street.

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.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed sale supports the objectives of the City’s Sustainability Charter. In particular, the sale relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Inclusion. Specifically, the sale supports the following desired outcomes:

- Neighbourhoods and Urban Design SD 4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods; and
- Housing DO12: Everyone in Surrey has a place to call home.

## **CONCLUSION**

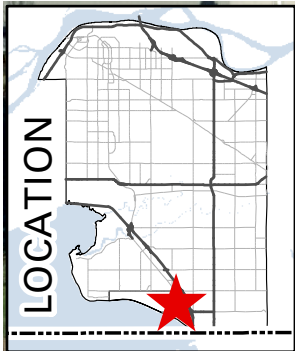
The terms and conditions that have been negotiated for the sale of the City Property are considered reasonable. It is recommended that Council approve the sale of the City Property at 16035 – 10A Avenue for consolidation with the adjacent lot at 1060 – 160 Street, as generally described in this report.

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

KSW/amg/clr

Appendix “I” - Aerial Photograph of Subject Site  
Appendix “II” - Proposed Subdivision Plan



AERIAL PHOTOGRAPH OF SITE



Adjacent Property  
1060 - 160 Street

Subject Property  
16035 - 10A Avenue

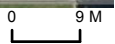
**LEGEND**

-  Subject Property
-  Adjacent Property



Produced by GIS Section: 02-Aug-2016, C9W

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,000 



**SUBJECT PROPERTY**  
16035 - 10A Avenue

**ENGINEERING**  
**DEPARTMENT**

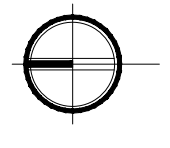
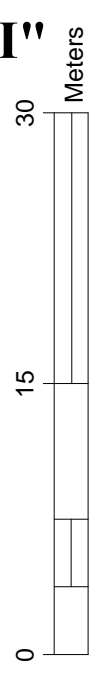
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



Residential Subdivision  
1060 160 St, Surrey, BC

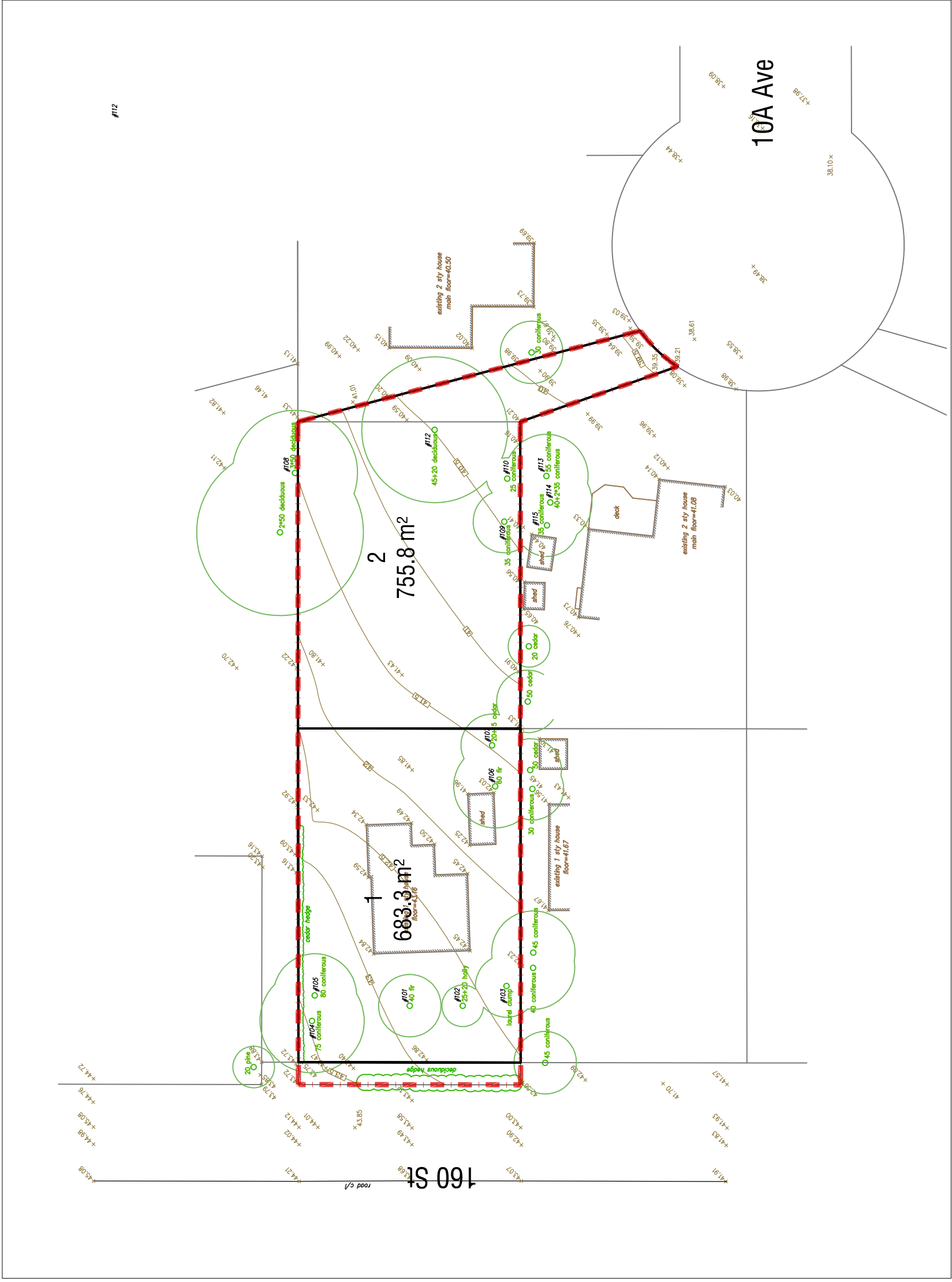
# SUBDIVISION PLAN

## APPENDIX "II"



**APLIN  
MARTIN**  
Project No.: 15-061  
Date: 04 / 05 / 2016

Drawing  
**1**



LEGAL DESCRIPTION	GROSS SITE AREA	EXISTING DESIGNATIONS	LOT YIELD
PID: 001-116-525	0.15 hectares / 0.37 acres (approx.)	Zoning: RF	Existing Number of Lots: 1
	NET SITE AREA	NCP: N/A	Proposed Number of Lots: 2
	0.14 hectares / 0.36 acres (approx.)	OCP: Urban	DENSITY
		PROPOSED DESIGNATIONS	Gross: 13.3 uph / 5.4 upa
		Zoning: RF	Net: 14.3 uph / 5.6 upa
		NCP: N/A	
		OCP: Urban	

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M:\2015\15-061\PLANNING\DWG\15-061 - Subdivision Plan - 2015-05-04.dwg