

NO: R215

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **August 31, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-40/193**

SUBJECT: **Sale of City Property at 12976 - 115B Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City property located at 12976 – 115B Avenue (PID: 027-086-275), as generally described in this report and illustrated in the attached Appendix “I”, 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 12976 – 115B Avenue (the “City Property”) is a vacant irregular shaped parcel having a lot area of 2,735 m² (29,435 ft.²). The City Property is a consolidated lot resulting from three separate City land acquisitions during the 1980’s and 1990’s for the Bridgeview Industrial land assembly and the Bridgeview Drive road alignment. The City’s requirement is for the City Property to be purchased and consolidated with the three lots to the immediate west and the property directly to the south to support larger industrial development. A restrictive covenant is registered against the title of the City Property ensuring that development of the City Property independently cannot occur without consolidation with the adjoining lands to the west.

No industrial access is permitted from 115B Avenue onto Bridgeview Drive. As such, industrial access to the City Property and the three private parcels to the west is required through the privately held property at 12925, 12935 and 12941 – 115 Avenue directly to the south.

Zoning, Plan Designations, and Land Uses

The City Property and the adjoining properties to the south (12925, 12935 and 12941 – 115 Avenue) are zoned Light Impact Industrial (“IL”) Zone and designated Industrial in the Official Community Plan. The three properties to the west (12950, 12968 and 12972 – 115B Avenue) are zoned I-4 Special Industry (“I-4”) Zone.

DISCUSSION

The City Property is being sold to an adjacent land owner for future consolidation and development purposes. Due to industrial vehicle access issues, the City Property cannot be developed independently and will require consolidation with privately owned lands to the west and south. All adjacent owners have been notified by mail of the City's intent to dispose of the City Property. In addition, a community information board has also been installed on the City Property.

As part of the sale process, staff will ensure that notice of the City Property 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 of the City Property supports the objectives of the City's Sustainability Charter. In particular, the proposed sale relates to the Sustainability Charter theme Economic Prosperity. Specifically, this project supports the following Desired Outcome:

- Economic Prosperity and Livelihoods DO4: Surrey's economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses.

CONCLUSION

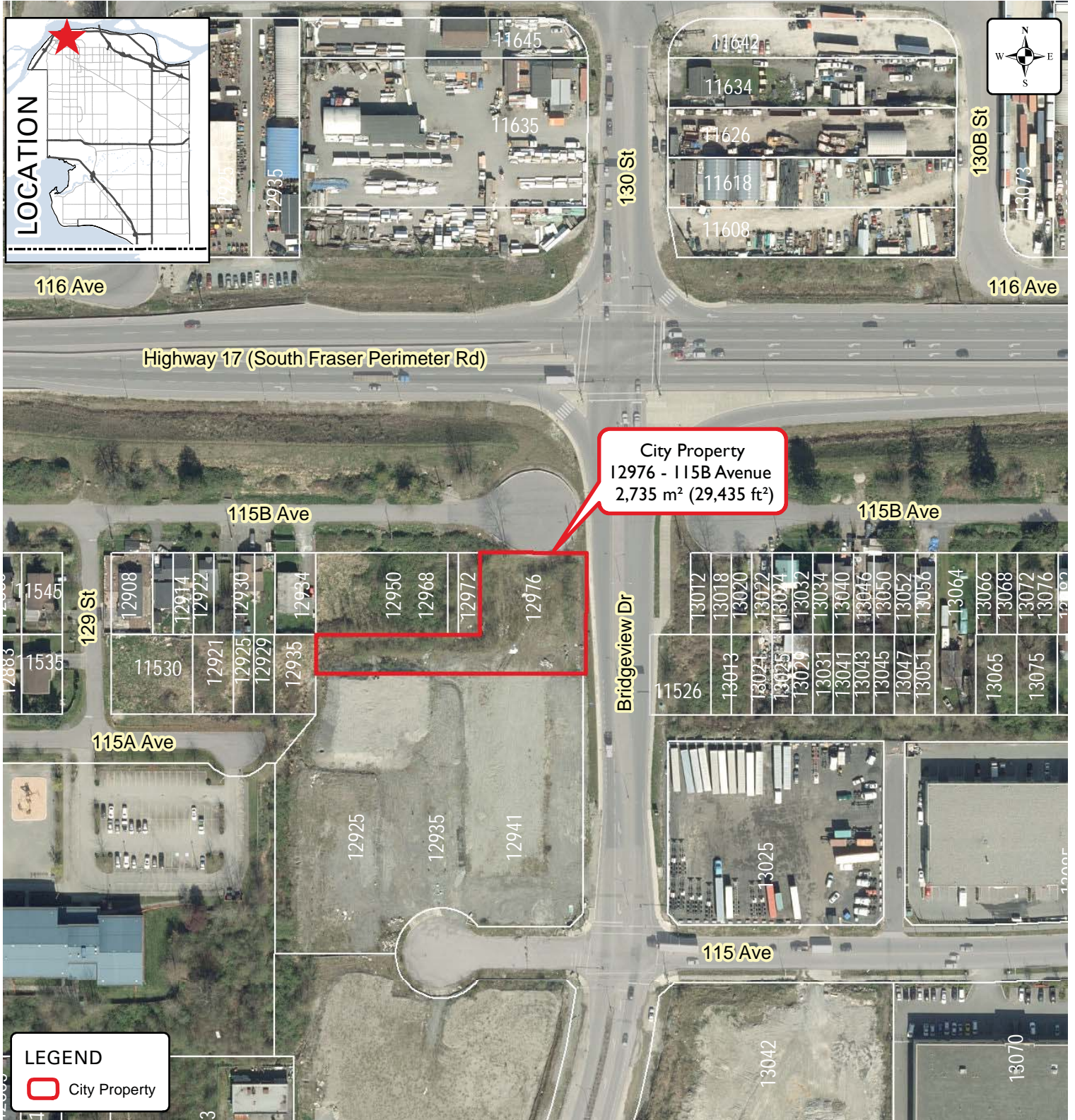
The City Property is surplus to the City's needs. The terms and conditions that have been negotiated for the sale of the surplus land are considered reasonable. It is recommended that Council approve the sale of the City Property at 12976 – 115B Avenue as generally described in this report.

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

PK/amg/clr

Appendix "I" - Aerial Photograph of Subject Site

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 29-Aug-2016, C9W

Aerial Photo: March 30, 2016

Scale: 1:2,000 0 10 M



CITY PROPERTY
12976 - 115B 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.