

CORPORATE REPORT

NO: R061 COUNCIL DATE: April 3, 2017

REGULAR COUNCIL

TO: Mayor & Council DATE: March 22, 2017

FROM: General Manager, Engineering FILE: 0910-40/195

XC: 7916-0163-00

SUBJECT: Sale of City Properties at 11348 - 128 Street; 12848, 12851, 12861 and 12869 -

114 Avenue; 12851 Bridgeview Drive; and 12881 - 113B Avenue

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the seven surplus City properties located at 11348 – 128 Street (PID: 005-792-118), 12848 – 114 Avenue (PID: 017-263-433), 12851 – 114 Avenue (PID: 017-241-235), 12861 – 114 Avenue (PID: 011-587-661), 12869 – 114 Avenue (PID: 017-253-276), 12851 Bridgeview Drive (PID: 025-257-331) and 12881 – 113B Avenue (PID: 017-258-553) 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 properties located at 11348 – 128 Street; 12848, 12851, 12861 and 12869 – 114 Avenue; 12851 Bridgeview Drive; and 12881 – 113B Avenue (the "Properties") are vacant and make up an irregular shaped assembly having a lot area of 3.63 acres. The majority of the Properties were acquired through tax sale in the 1920's and 1930's with the two properties at 12851 Bridgeview Drive and 12881 – 113B Avenue being acquired for the Bridgeview Bypass Road Project in the late 1990's and early 2000's.

Zoning, Plan Designations and Land Uses

The Properties are zoned Single Family Residential ("RF") Zone and designated Urban in the Official Community Plan.

DISCUSSION

The Properties are being sold for consolidation and development purposes. In 2015, the Properties were advertised for sale to the public resulting in an agreement with the Calvary Worship Centre ("Calvary"), which is the subject of this report.

Calvary has proposed an Assembly Hall 2 (PA-2) Zone for the purpose of church use under Development Application 7916-0163-00 as generally illustrated in Appendix "II" attached to this report. Development Application No. 7916-0163-00 and the related Rezoning Bylaw was granted Third Reading by Council on December 19, 2016. Under the Development Application, the hooked portion of 12851 Bridgeview Drive will be subdivided off with the City retaining ownership of this remainder lot. In addition, portions of 113B Avenue and 114 Avenue are required to be closed and consolidated into the development, which are the subject of a separate report.

As part of the sale process, staff will ensure that notice of the Properties' 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 Properties supports the objectives of the City's Sustainability Charter. In particular, the proposed sale relates to the Sustainability Charter themes Inclusion and Built Environment and Neighbourhoods. Specifically, this project supports the following Desired Outcomes:

- Diversity and Accessibility DO1: Surrey welcomes, includes, embraces and values the diversity of people who live here; and
- Buildings and Sites DO 15: All new buildings, public places and outdoor spaces are welcoming, safe and universally acceptable.

CONCLUSION

The terms and conditions that have been negotiated for the sale of the surplus Properties are considered reasonable. It is recommended that Council approve the sale of the City properties at 11348 – 128 Street; 12848, 12851, 12861 and 12869 – 114 Avenue; 12851 Bridgeview Drive; and 12881 – 113B Avenue as generally described in this report.

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

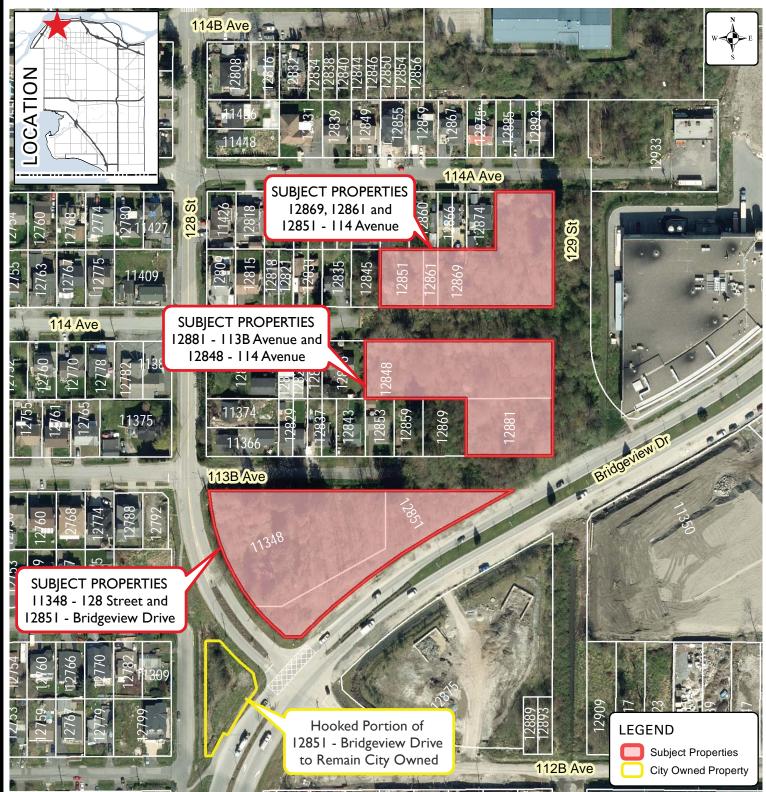
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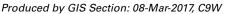
Appendix "I" - Aerial Photograph of Subject Site Appendix "II" - Development Application No. 7916-0163-00 Development Concept Plan

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APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE





Date of Aerial Photography: March 30, 2016



SUBJECT PROPERTIES

11348 - 128 Street, 12851 Bridgeview Drive, 12881 - 113B Avenue, 12848 - 114 Avenue, 12851 - 114 Avenue, 12861 - 114 Avenue and 12869 - 114 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.

