

NO: R182

COUNCIL DATE: September 11, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 6, 2017**  
FROM: **General Manager, Engineering** FILE: **0910-40/144**  
SUBJECT: **Sale of Portion of City Property Located at 16025 – 8 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the sale of a 2,050 ft.<sup>2</sup> portion of City property located at 16025 – 8 Avenue (PID: 010-737-481), as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c. 26*.

## BACKGROUND

### Property Description

The City property located at 16025 – 8 Avenue (the “City Property”) has a total area of 0.38 acres (+/-16,586 ft.<sup>2</sup>) and is currently improved with the Semiahmoo Sanitary Pump Station. The pump station building, situated on the south half of the site, includes a one-storey concrete block structure with a flat roof and two asphalt paved driveways which provide access from 8 Avenue.

The owner of the properties at 832, 864 and 880 – 160 Street (the “Adjacent Properties”) has applied to acquire a 2,050 ft.<sup>2</sup> northwest portion of the City Property, for lane access purposes, and to consolidate it with the Adjacent Properties under Development Application 7915-0450-00.

### Zoning, Plan Designations and Land Uses

The City Property is zoned Single Family Residential (RF) Zone and designated Urban in the Official Community Plan.

## DISCUSSION

The sale of the 2,050 ft.<sup>2</sup> portion of City Property is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7915-0450-00. This development application is seeking approval to rezone and develop a twenty-one (21) lot subdivision. The subdivision will include Single Family (RF) Zone, Single Family Residential (RF-13) Zone and Single Family Residential (RF-10) Zone, as illustrated on the attached Appendix “II”. The related Rezoning Bylaw was granted Third Reading by Council on March 6, 2017, and the Preliminary Layout Approval was issued on April 11, 2017.

As part of the disposition process, staff will ensure that notice of the City Property sale is issued in accordance with the provisions of Section 26 and 94 of the *Community Charter, S.B.C., 2003, c. 26*.

## Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the 2,050 ft.<sup>2</sup> portion of City Property, as determined by a qualified staff appraiser.

## SUSTAINABILITY CONSIDERATIONS

The proposed sale supports the objectives of the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this sale supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

## CONCLUSION

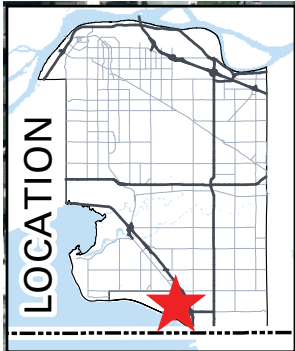
The terms and conditions of the agreement related to the sale of the surplus portion of City Property are considered reasonable. It is recommended that Council approve the sale of the 2,050 ft.<sup>2</sup> portion of City property located at 16025 – 8 Avenue as generally illustrated in Appendix "I" attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

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

KY/amg/cc

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Site Plan

AERIAL PHOTOGRAPH OF SITE



Adjacent Properties  
Development Application  
7915-0450-00



2,050 sq. ft. portion

City Property

LEGEND

Development Application

Produced by GIS Section: 22-Aug-2017, P123723

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000



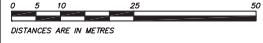
Sale of Portion of City Property  
at 16025 - 8 Avenue

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.

PROPOSED SUBDIVISION PLAN OF LOT 328 AND 329 PLAN 67379; LOT 10 PLAN 16055; AND PART OF THE WESTERLY 80 FEET OF PARCEL "A" (REFERENCE PLAN 8982) OF LOT 12 PLAN 2817 BEING MEASURED PERPENDICULARLY TO THE WESTERN BOUNDARY; ALL OF SOUTHWEST QUARTER SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

CITY OF SURREY BCGS 92G.007



DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83(CRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5872 AND 5873.

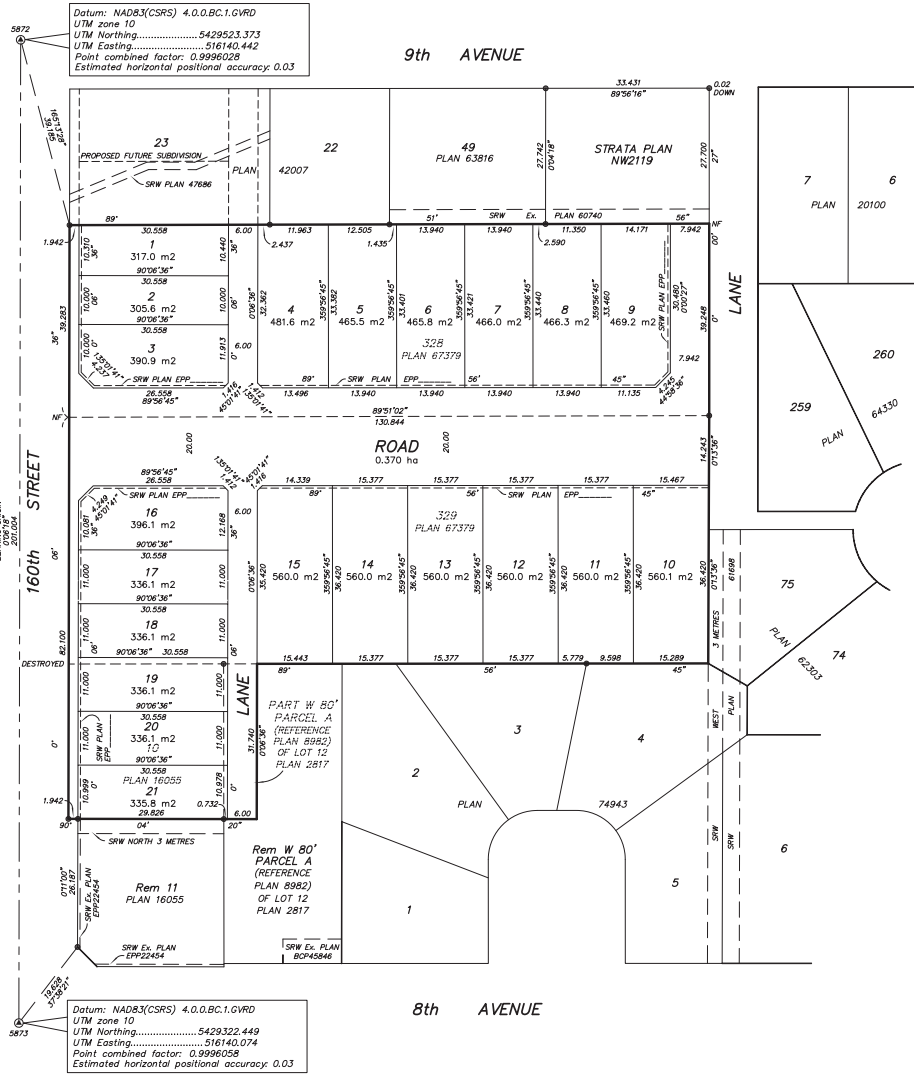
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOIT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5872 AND 5873.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9996047 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5872 AND 5873.

LEGEND

- FOUND PLACED
o DENOTES STANDARD IRON POST
@ DENOTES CONTROL MONUMENT
NF DENOTES NO EVIDENCE FOUND
m2 DENOTES SQUARE METRES
ha DENOTES HECTARES

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY



Datum: NAD83(CRS) 4.0.0.BC.1.GVRD
UTM zone 10
UTM Northing.....5429553.373
UTM Easting.....516140.442
Point combined factor: 0.9996028
Estimated horizontal positional accuracy: 0.03

Datum: NAD83(CRS) 4.0.0.BC.1.GVRD
UTM zone 10
UTM Northing.....5429322.449
UTM Easting.....516140.074
Point combined factor: 0.9996059
Estimated horizontal positional accuracy: 0.03