

NO: R052

COUNCIL DATE: April 9, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 4, 2018**

FROM: **General Manager, Engineering**

FILE: **0910-40/196**

SUBJECT: **Sale of City Property at 2315 – 168 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of City property located at 2315 – 168 Street (PID: 011-297-930) as generally described in this report and 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 2315 – 168 Street (the “City Property”) has a total gross area of 0.753 acres (32,792 ft.²) and is vacant. The City property located at 2315 – 168 Street (the “City Property”) has a total gross area of 0.753 acres (32,792 ft.²) and is vacant. The City Property was acquired by the City in May 1952 for corporate purposes.

The owner of the adjacent properties located at 2323 and 2331 – 168 Street (the “Adjacent Properties”) intends to consolidate the City Property with the Adjacent Properties under Development Application 7916-0623-00.

Zoning, Plan Designations, and Land Uses

The City Property is zoned One-Acre Residential (“RA”) Zone, designated Commercial in the Official Community Plan and designated Special Residential 15-25 upa in the Sunnyside Heights Neighbourhood Concept Plan.

DISCUSSION

The City Property is intended to be consolidated and rezoned with the Adjacent Properties under Development Application 7916-0623-00. This Development Application is seeking approval to rezone and develop a forty (40) unit townhouse development as illustrated in the attached Appendix “II”. The related Rezoning Bylaw and OCP Amendment were granted Third Reading by Council on December 18, 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 Sections 26 and 94 of the *Community Charter, S.B.C., 2003*, chap. 26.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the City Property, as determined by an accredited independent appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the proposed sale relates to the Sustainability Charter 2.0 theme Built Environment and Neighbourhoods. Specifically, this sale supports the following Desired Outcomes and Strategic Directions:

- 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;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being; and
- Buildings and Sites SD15: Provide greater multi-family housing choice, and options for affordability and accessibility.

CONCLUSION

The terms and conditions of the agreement related to the sale of the City Property are considered reasonable. It is recommended that Council approve the sale of the City Property located at 2315 - 168 Street as generally described in this report.

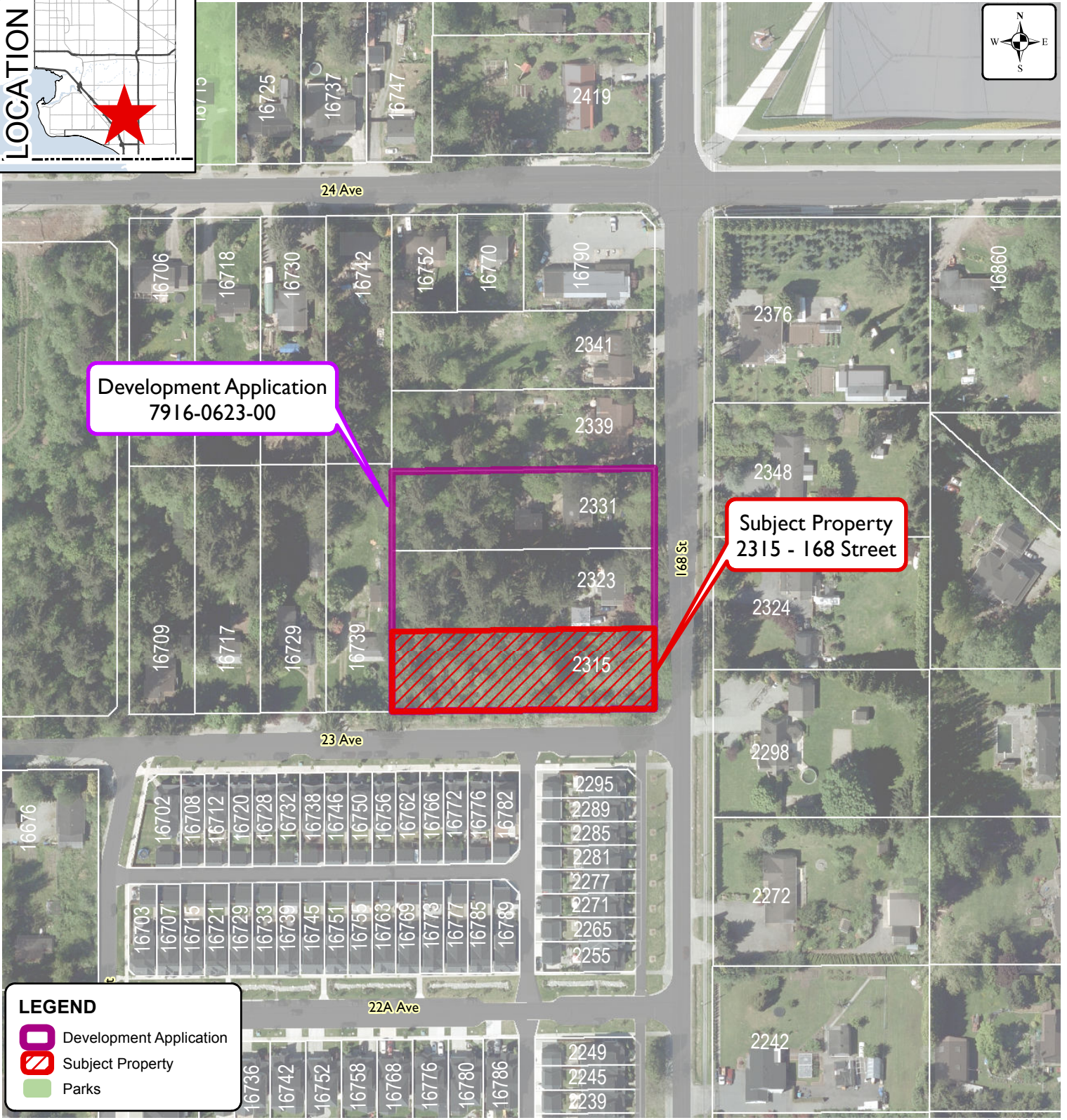
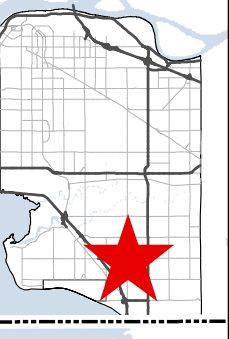
Fraser Smith, P.Eng., MBA
General Manager, Engineering

FS/PK/jma/amg/ggg

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

AERIAL PHOTOGRAPH OF SITE

LOCATION



Development Application
7916-0623-00

Subject Property
2315 - 168 Street

LEGEND

- Development Application
- Subject Property
- Parks

Produced by GIS Section: 23-Mar-2018, P123723

Date of Aerial Photograph: April 2017

Scale: 1:2,000



SUBJECT PROPERTY 2315 - 168 Street

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.

