

NO: R129

COUNCIL DATE: June 11, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 30, 2018**

FROM: **General Manager, Engineering**

FILE **0910-40/217**

XC: **7916-0057-00**

SUBJECT: **Sale of Portion of City Property Located at 14880 – 54A Avenue for Cul-de-Sac Purposes as Part of a Development Application Process**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of a 2,955 ft.² (274.5 m²) portion of City property located at 14880 – 54A Avenue (PID: 010-016-507), 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*.

INTENT

The intent of this report is to seek Council’s approval to sell a portion of City property to facilitate the construction of a cul-de-sac bulb as a requirement under Development Application No. 7916-0057-00, as illustrated in the Preliminary Subdivision Plan attached as Appendix “II”.

BACKGROUND

Property Description

The City property located at 14880 – 54A Avenue (the “City Property”) has a total area of 3.12 acres and forms a portion of the 6.75 acre park known as Bob Rutledge Park. The north end of the City Property is improved with walking trails and is vegetated with underbrush and deciduous trees. The south end of the City Property is improved with two tennis courts and a half basketball court.

The owner of the adjacent properties to the north located at 14844 & 14876 Highway 10 (56 Avenue) (the “Adjacent Properties”) is required to purchase a 2,955 ft.² (274.5 m²) portion of the City Property to facilitate the construction of a proposed cul-de-sac bulb under Development Application No. 7916-0057-00.

Zoning, Plan Designations and Land Uses

The City Property is zoned One Acre Residential (RA) Zone, designated Suburban in the Official Community Plan and is located within the East Panorama Ridge Neighbourhood Concept Plan.

DISCUSSION

The sale of the 2,955 ft.² (274.5 m²) portion of City Property will be dedicated as road to accommodate the 17.0 metre cul-de-sac bulb at the end of 54A Avenue. The construction of the cul-de-sac bulb is required as a condition of the rezoning and subdivision under Development Application No. 7916-0057-00. This development application is seeking approval to rezone and develop a church facility (“Village Church”) and 36 townhouses. The subdivision of the Adjacent Properties will include Assembly Hall 2 (PA-2) Zone and Comprehensive Development (CD) Zone (based on Multiple Residential 10 (RM-10) Zone). The related Rezoning Bylaw was granted Third Reading by Council on April 9, 2018 and the Preliminary Layout Approval was issued on May 8, 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 2,955 ft.² (274.5 m²) 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 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, this sale supports the following Desired Outcomes (DO):

- 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

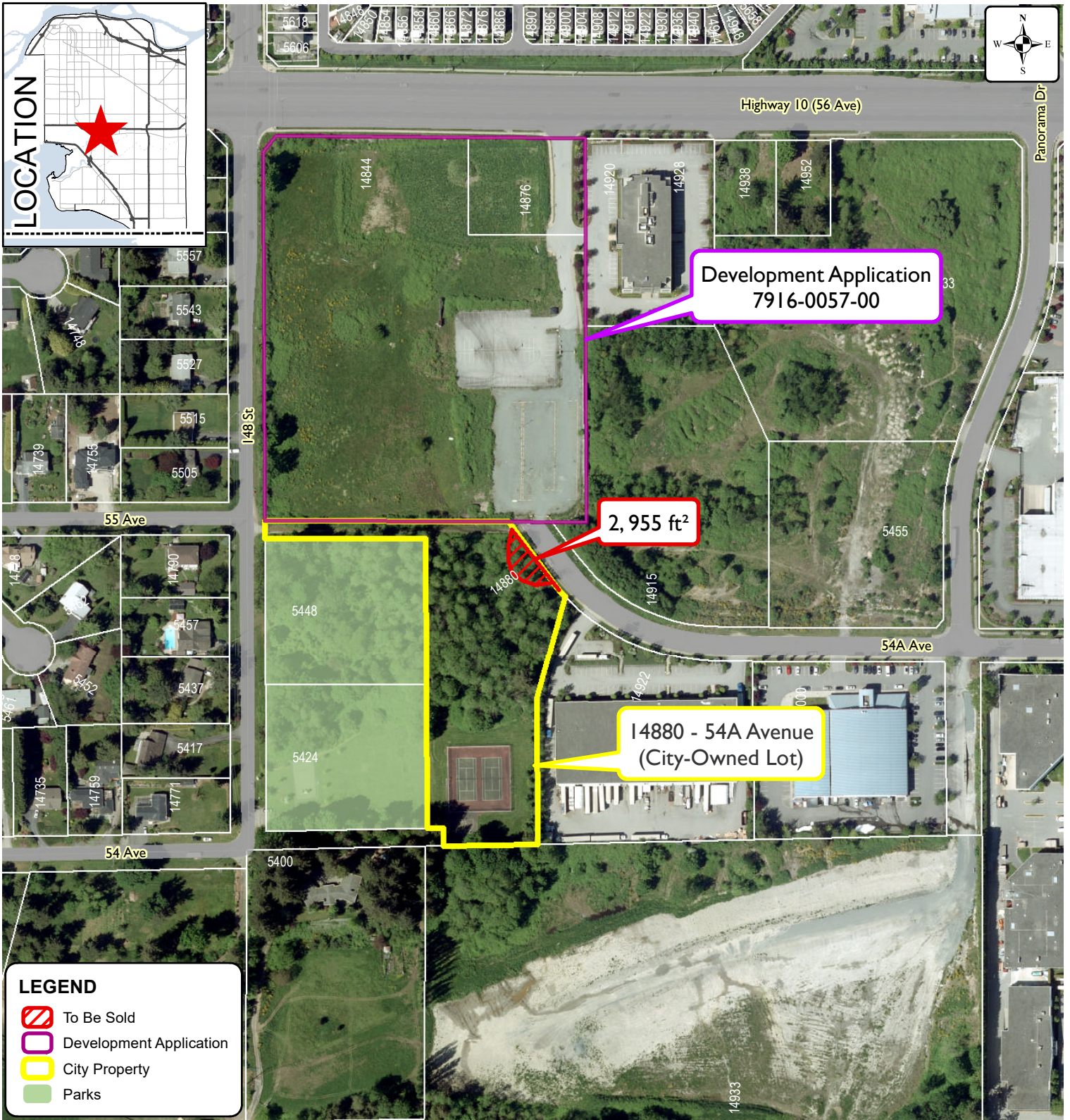
The terms and conditions of the agreement related to the sale of the surplus portion of City Property are considered reasonable. It is recommended that Council approve the sale of the 2,955 ft.² (274.5 m²) portion of City Property located at 14880 – 54A Avenue as generally illustrated in Appendix “I” 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

FS/KY/amg/jma/ggg

Appendix “I”: Aerial Photograph of Site
Appendix “II”: Preliminary Subdivision Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 15-May-2018, P123723

Date of Aerial Photograph: April 2017

Scale: 1:3,000 0 25 M



Sale of Portion of City Property at 14880 - 54A 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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\AP_14880_54Ave_Sale.mxd

