

NO: R225

COUNCIL DATE: November 19, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 15, 2018**

FROM: **General Manager, Engineering**

FILE: **0910-30/192**

XC: **7917-0495-00**

SUBJECT: **Sale of Surplus City Property at 17690 – 66A Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the surplus City property located at 17690 – 66A Avenue (PID: 029-184-045), 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*.

INTENT

The intent of this report is to seek Council approval to sell the City-owned property located at 17690 – 66A Avenue (the “City Property”), for consolidation and development with the privately-owned adjacent property located at 17656 – 66A Avenue (the “Adjacent Property”).

BACKGROUND

Property Description

The City Property is a 610.1 m² (6,567 ft.²) vacant lot that is a former road allowance. Its dedication as road was cancelled by bylaw in 2013 and a new legal title was created in preparation of its intended consolidation with the Adjacent Property under Development Application 7912-0236-00. That application was not finalized. In 2017, the ownership in the Adjacent Property changed, the prior Application 7912-0236-00 was closed, and a new application was opened.

Zoning, Plan Designations, and Land Uses

The City Property and the Adjacent Property are both zoned Business Park (IB) Zone, and are designated “Mixed Employment” in the Official Community Plan.

DISCUSSION

Purpose of Sale

The City Property is now intended to be consolidated with the Adjacent Property under Development Application 7917-0495-00. This Application is seeking permit approval to develop two multi-tenant industrial warehouse buildings on the proposed consolidated site, as illustrated in Appendix “I” attached to this report. The sale of the City Property was referenced in the related Planning Report which was approved by Council at its Regular Council Land Use meeting on June 11, 2018. Preliminary Layout Approval for Application 7917-0495-00 was issued on July 30, 2018.

As part of the disposition process, staff will ensure that the notice of the sale of the City Property is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter, SBC, 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 staff 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 Economic Prosperity and Livelihoods. Specifically, this sale supports the following Desired Outcomes (“DO”) and Strategic Directions (“SD”):

- Economy DO4: Surrey’s economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses;
- Economy DO8: The City’s strong revenue base includes a balance of commercial and residential property taxes; and
- Economy SD6: Facilitate connections between businesses to support sourcing of local services, expertise and products.

CONCLUSION

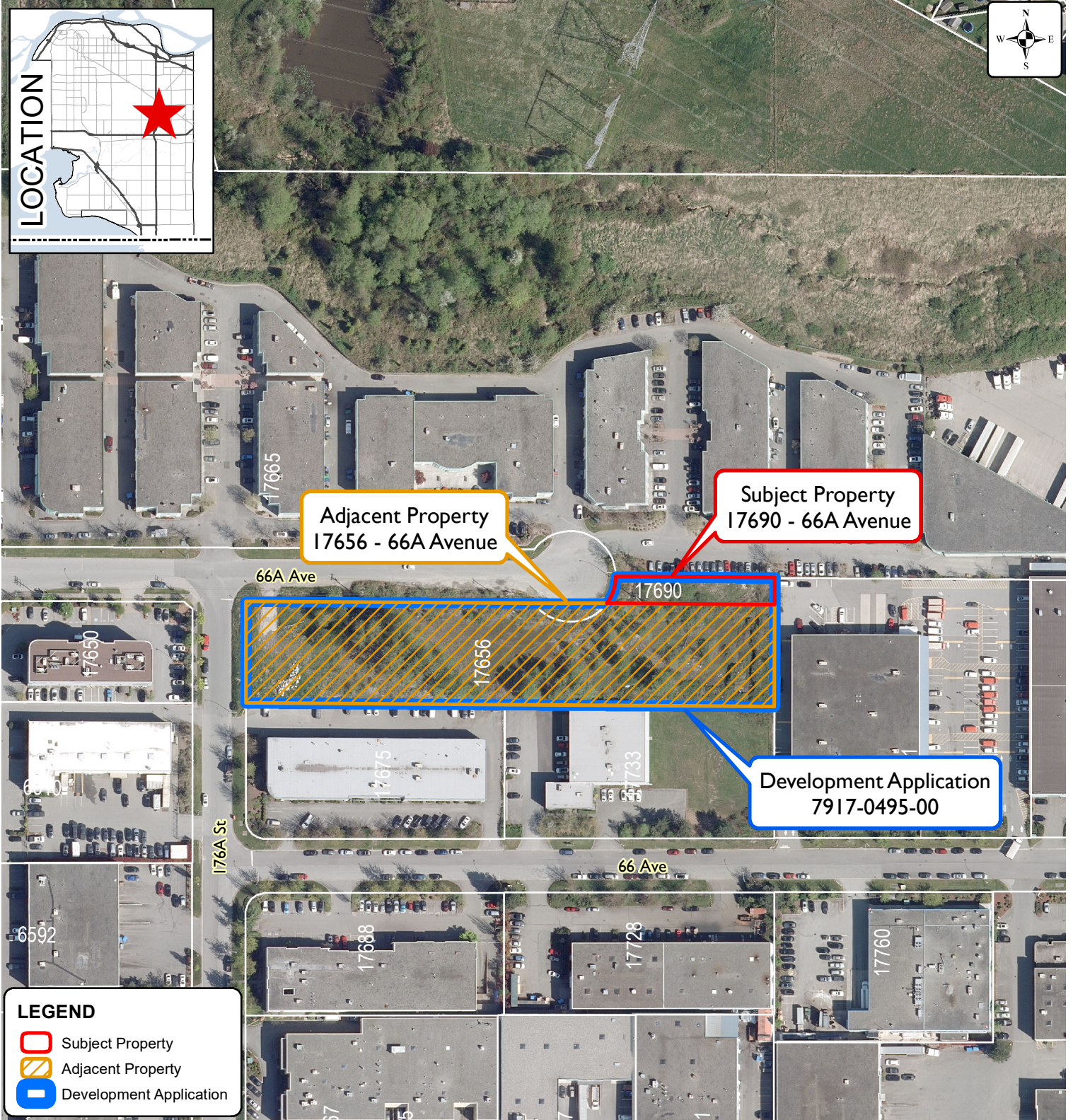
The City Property is surplus to the City’s needs. The terms and conditions of the agreement related to its disposition are considered reasonable. It is recommended that Council approve the sale of the City Property located at 17690 – 66A Avenue as described in this report.

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

AW/amg/jma

Appendix “I”: Aerial Photograph of Site
Appendix “II”: Project 7917-0495-00 Site Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 09-Oct-2018, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 10 M



Sale of City Property at 17690 - 66A 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\IPS_rty17690-66aave.mxd

SITE INFORMATION
 17656 66A AVENUE, SURREY, BC
 LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 28257, SEC 17 TOWNSHIP & NWD DIST PLAN 4167
 ZONING: IB

ZONING ANALYSIS

DRAWING LIST:

NO.	TITLE	STALLS
A1.0	SITE PLAN / PARKING DATA & SITE ANALYSIS	53.0 STALLS
A1.1	BLDG 100 SITE PLAN	3 H.C.
A1.2	BLDG 200 SITE PLAN	PROVIDED: 12
A1.3	CONCRETE PLAN	S.C. PROVIDED (25% MAX.)
A2.0	BLDG 100 FLOOR PLAN / BLDG 100 ROOF PLAN	53.0 STALLS
A2.1	BLDG 200 FLOOR PLAN / BLDG 200 ROOF PLAN	53 STALLS
A3.0	BLDG 100 N&S ELEVATION / BLDG 100 W&E ELEVATION	3 H.C.
A3.1	BLDG 200 N&S ELEVATION	PROVIDED: 12
A3.2	BLDG 100 SECTION / BLDG 200 SECTION / BLDG 200 E ELEVATION	S.C. PROVIDED (25% MAX.)
A4.0	MATERIAL BOARD	

PARKING COUNTS

REQUIRED	AREA	STALLS
BLDG 100		(NET MAIN FL: 11100 SM, MEZZANINE: 2,5100 SM)
NET MAIN FL	2274.6SM	22.7 STALLS
2ND FL (MEZZANINE 10%)	227.5SM	5.7 STALLS
BLDG 200		
NET MAIN FL	1968.2SM	19.7 STALLS
2ND FL (MEZZANINE 10%)	196.8SM	4.9 STALLS
SUB-TOTAL		53.0 STALLS
TOTAL PROVIDED		53 STALLS

SITE AREA

PART I COMMERCIAL	81,135.0 SF	7,537.7 SM
PART II CITY'S LAND	1,863 ACRES	0.754 HA
TOTAL SITE AREA	6,597.0 SF	610.1 SM
PERMITTED FSR	87,702.0 SF	8,147.8 SM
MAX FSR	2,013 ACRES	0.815 HA
	0.75	65,776.5 SF

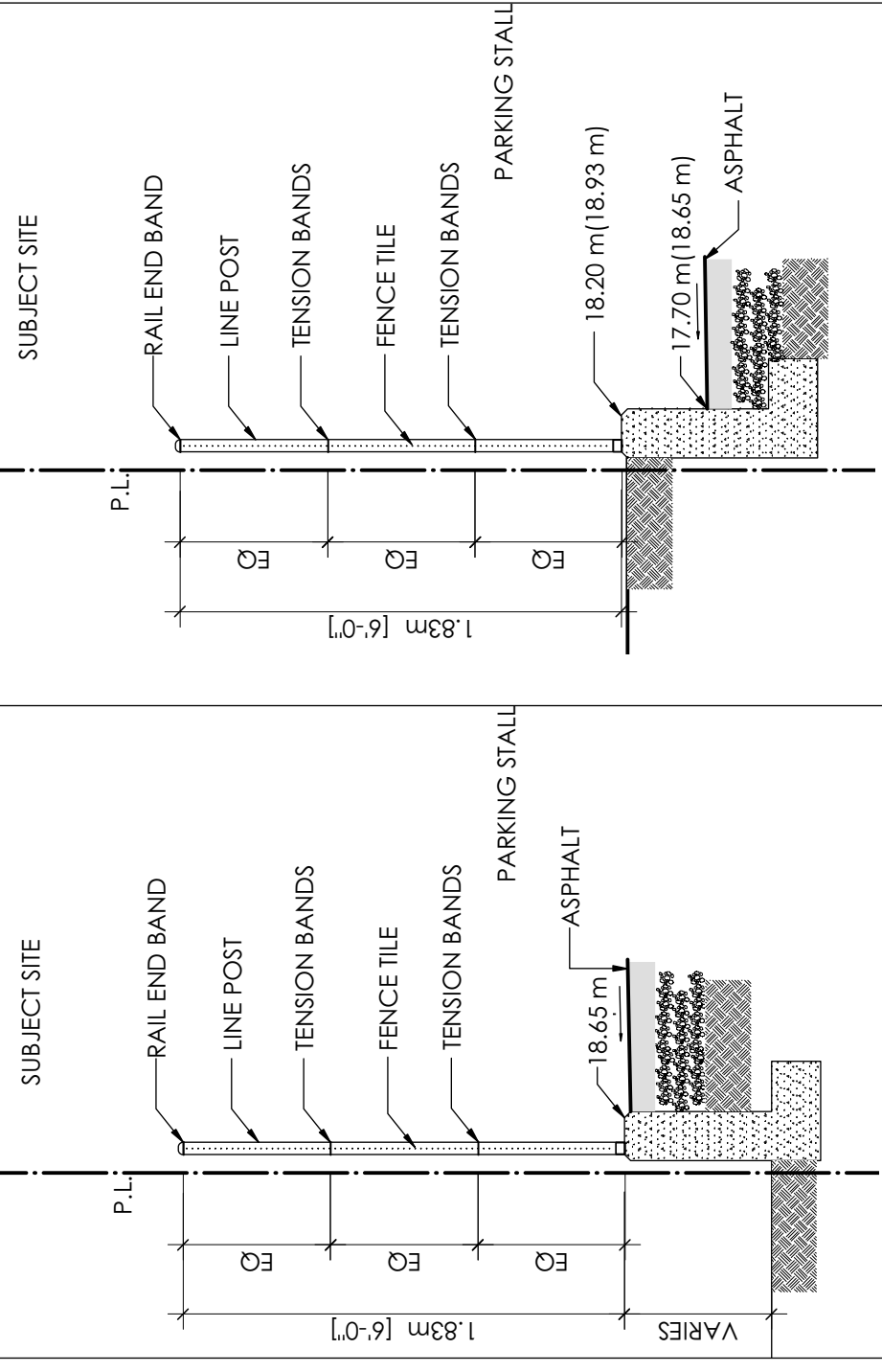
BLDG 100

MAIN FL (GROSS FLOOR AREA)	24,483.6 SF	2,274.6 SM
MECH ROOM	19,138SM	206 SF
NET FLOOR AREA	24,277.6 SF	2,255.46SM
BLDG A TOTAL	24,483.6 SF	2,274.6 SM

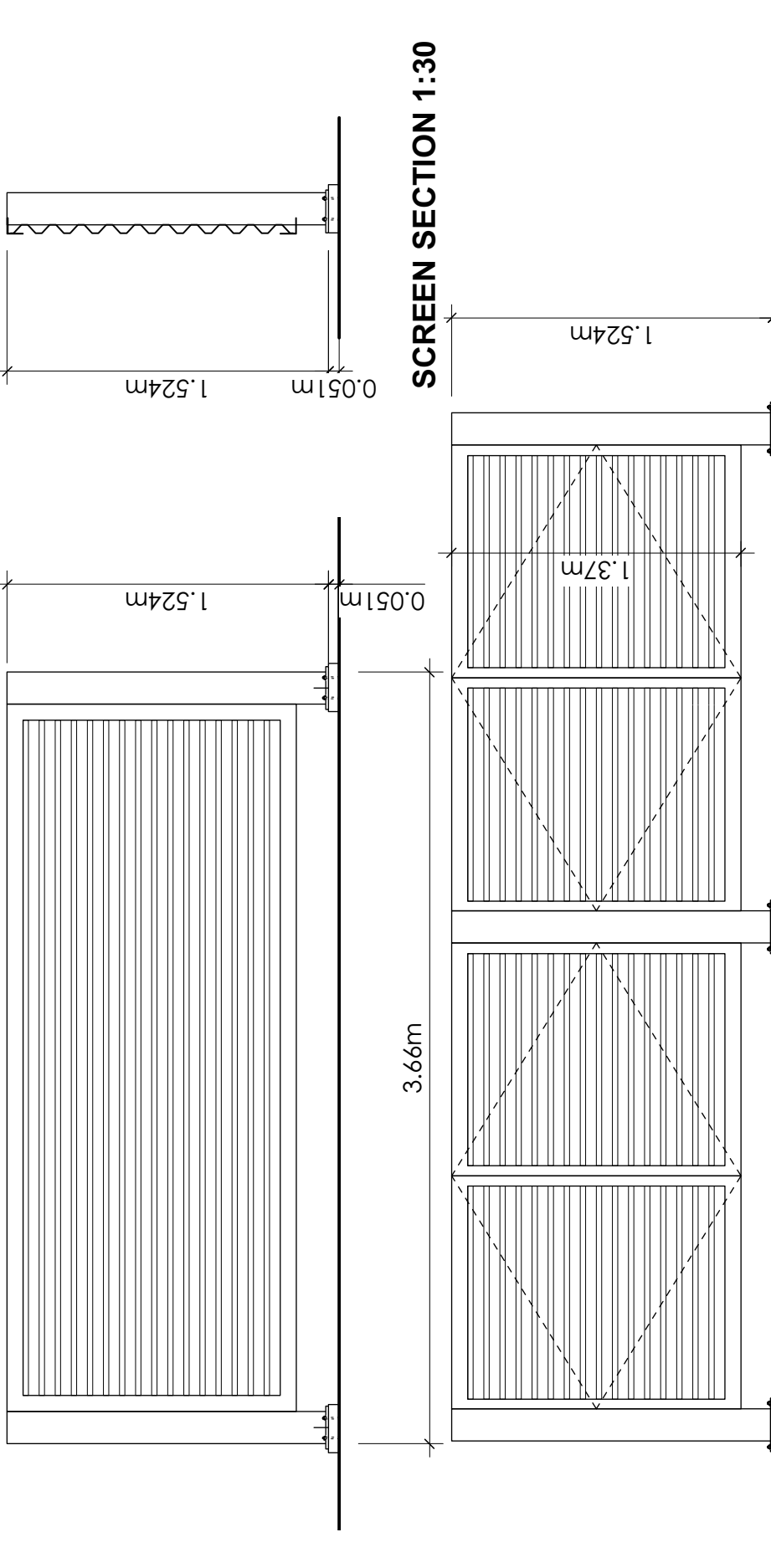
BLDG 200

MAIN FL (GROSS FLOOR AREA)	21,186.0 SF	1,968.2 SM
MECH ROOM / CORRIDOR	787 SF	73.115SM
NET FLOOR AREA	20,399.0 SF	1,895.128SM
BLDG B TOTAL	21,186.0 SF	1,968.2 SM
TOTAL	45,669.6 SF	4,242.8 SM
MAX DENSITY	0.52	
PROPOSED	60.0%	

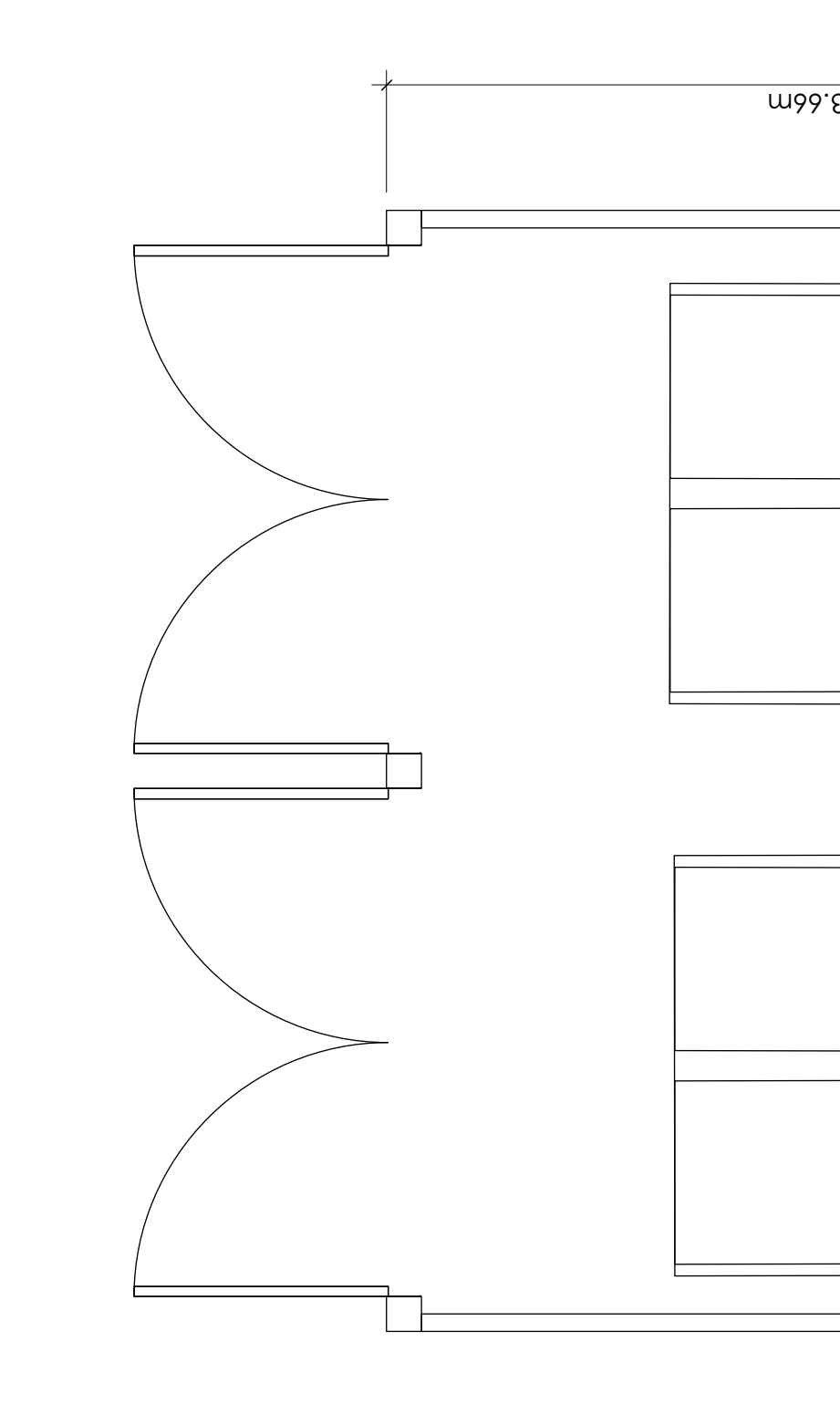
TOTAL BLDG FOOT PRINT 45,669.6 SF 4,242.8 SM
PROPOSED S.C. 52.1%



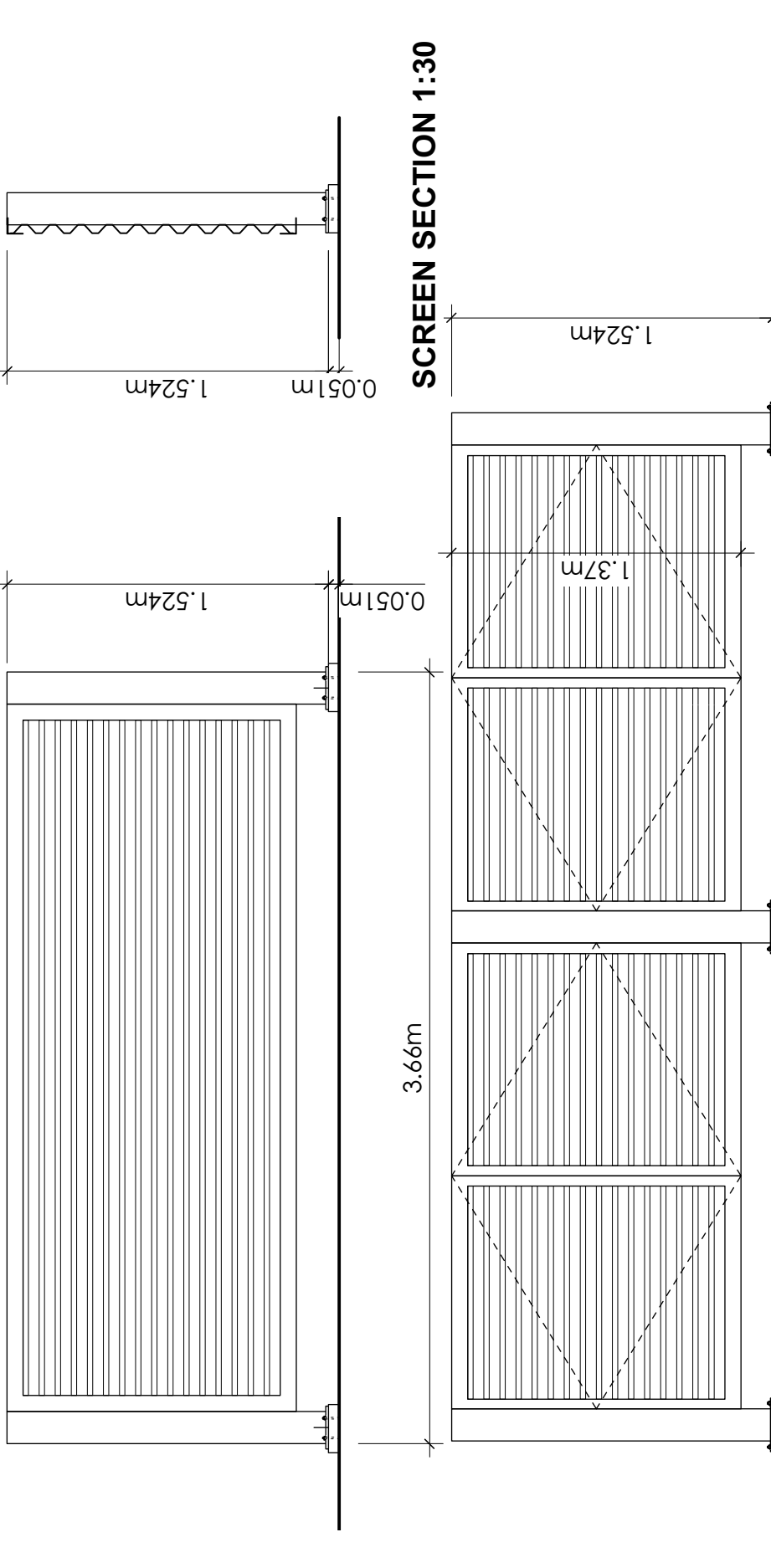
2A) RETAINING WALL DETAIL ELEVATION 1:30



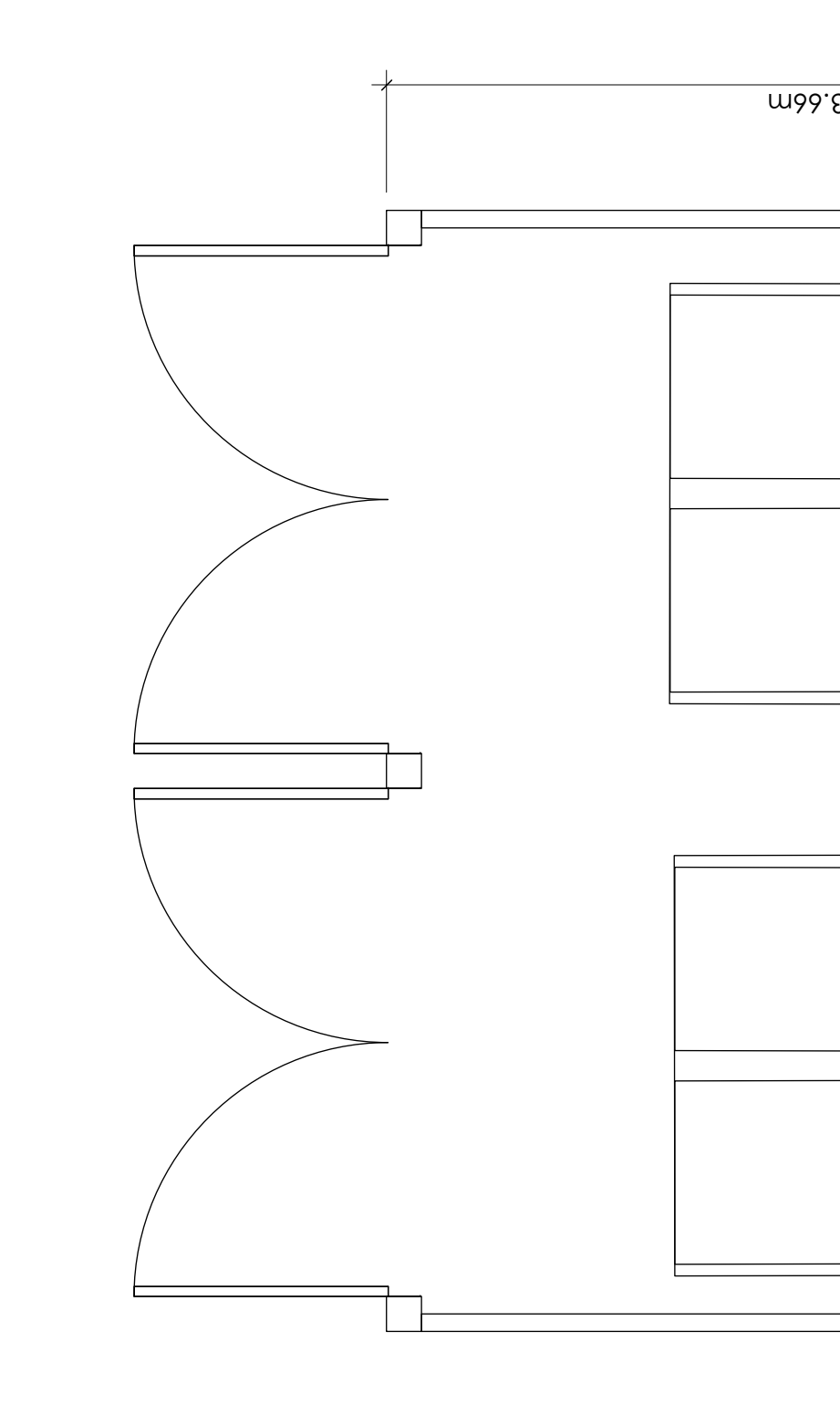
2B) RETAINING WALL DETAIL ELEVATION 1:30



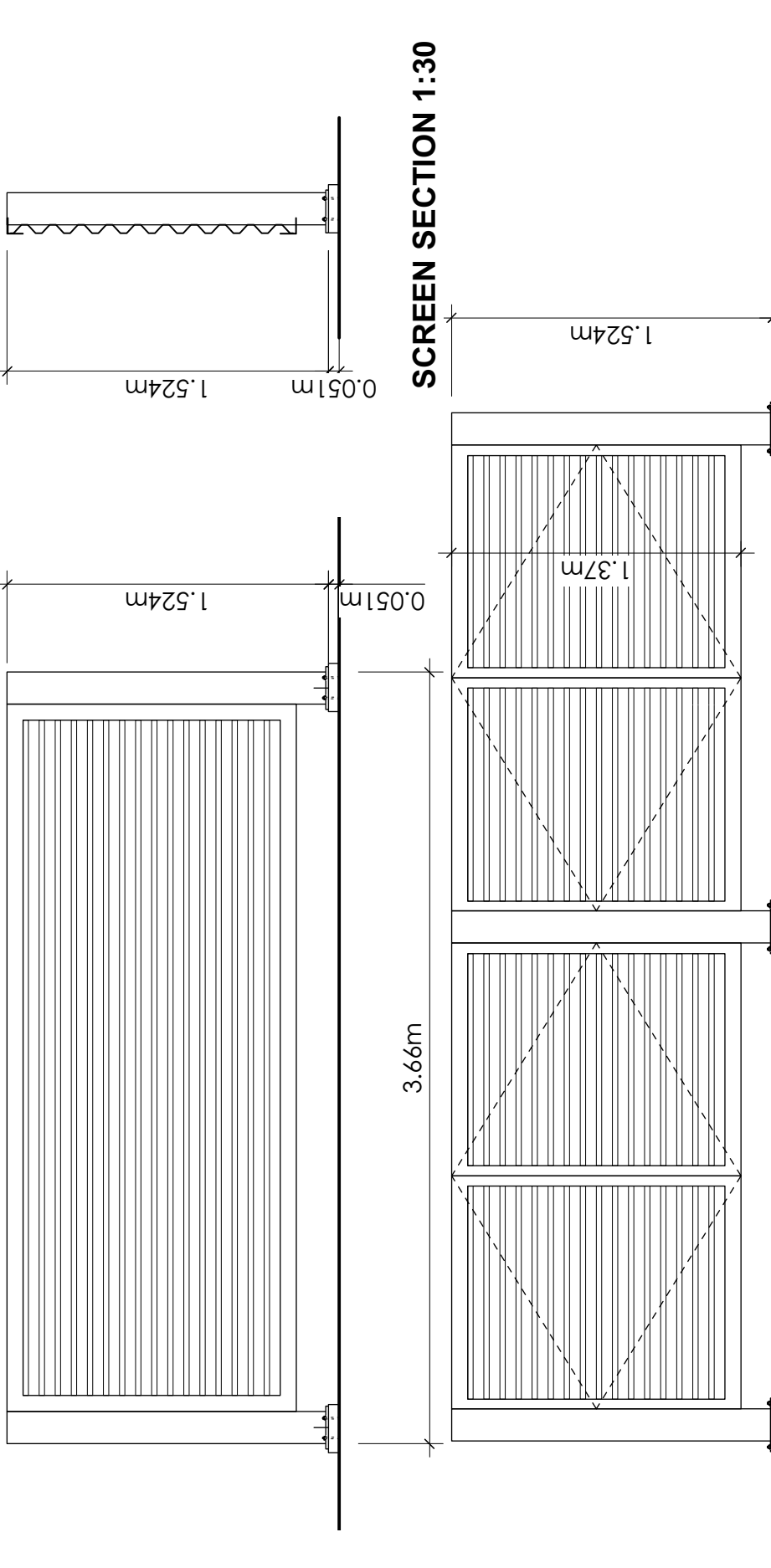
1) GARBAGE BIN PLAN 1:30



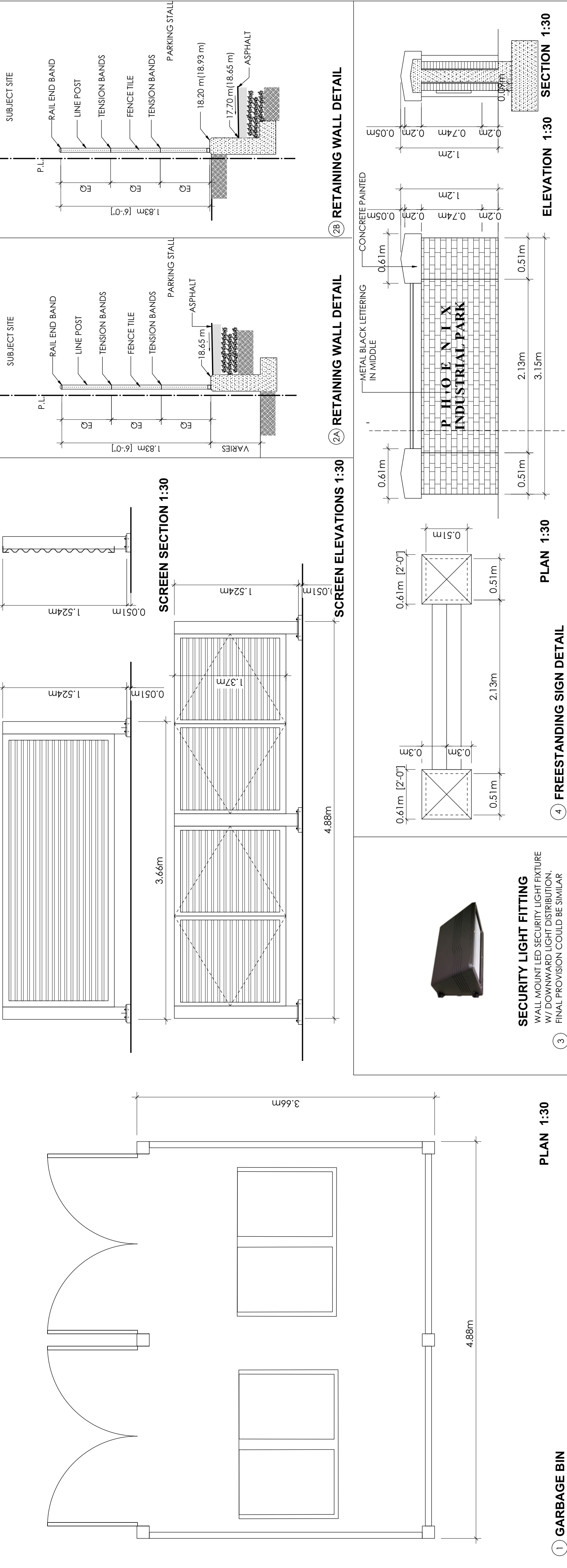
SCREEN ELEVATIONS 1:30



4) FREESTANDING SIGN DETAIL PLAN 1:30



3) SECURITY LIGHT FITTING WALL MOUNT LED SECURITY LIGHT FIXTURE W/ DOWNWARD LIGHT DISTRIBUTION. FINAL PROVISION COULD BE SIMILAR



NOTE: SEE CIVIL DRAWINGS FOR ONSITE AND OFFSITE GRADING.

OVERALL SITE PLAN 1:300

NO.	DATE	DESCRIPTION
5	APR 24, 2018	DP - SUBMISSION 3
4	JAN 24, 2018	DP - SUBMISSION 2
3	MAY 19, 2017	DP - SUBMISSION 1
2	MAR 20, 2017	DP - PRELIMINARY STEPLAN
1	MAR 8, 2017	DP - PRELIMINARY

NO.	DATE	DESCRIPTION
5		

REVISIONS	ISSUE	FIRM	SEAL	PROJECT NAME	PROJECT ADDRESS
		G.A. GRADUAL ARCHITECTURE INC.		PHOENIX INDUSTRIAL PARK	17656 66A AVENUE, SURREY, BC

DATE	DRAWN	I.G./P.W.	SCALE	PROJECT NO.	SHEET TITLE
			A3 NOTED	GA-G13	SITE PLAN

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REVISION NO. 5

SHEET NO. A1.0