

NO: R002

COUNCIL DATE: January 16, 2023

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 5, 2023**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

FILE: **0870-20/328K**

SUBJECT: **Acquisition of Property at 13497 – 98B Avenue for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 13497 – 98B Avenue (PID# 010-009-965) for parkland purposes, as illustrated on the attached Appendix “I”.

## INTENT

The intent of this report is to seek Council’s approval to purchase 13497 – 98B Avenue (the “Property”) for parkland purposes.

## DISCUSSION

### Property Description

The Property is a 0.19 acre (771.75 m<sup>2</sup>) rectangular lot located in the City Centre Plan (the “CCP”).

### Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) Zone and is designated Multiple Residential in the Surrey Official Community Plan, and Park in the CCP. The highest and best use of the Property, absent the park designation, would be Low to Mid Rise up to 2.5 FAR.

### Purpose of the Acquisition

This is the final acquisition required to complete Holland Park, a major destination park in City Centre. Completion of the Holland Park land assembly will allow for future planning and design of significant amenities in support of a rapidly growing neighbourhood in the City.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property. The agreement is supported by an appraisal that was completed by an accredited City appraiser, and reviewed and verified by an accredited independent appraisal firm. The agreement is subject to City Council approval on or before January 18, 2023. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **FUNDING**

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Acquisition budget.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcome ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The purchase of the Property is the final acquisition required to complete Holland Park in City Centre.

Scott Neuman, P. Eng.  
General Manager,  
Engineering

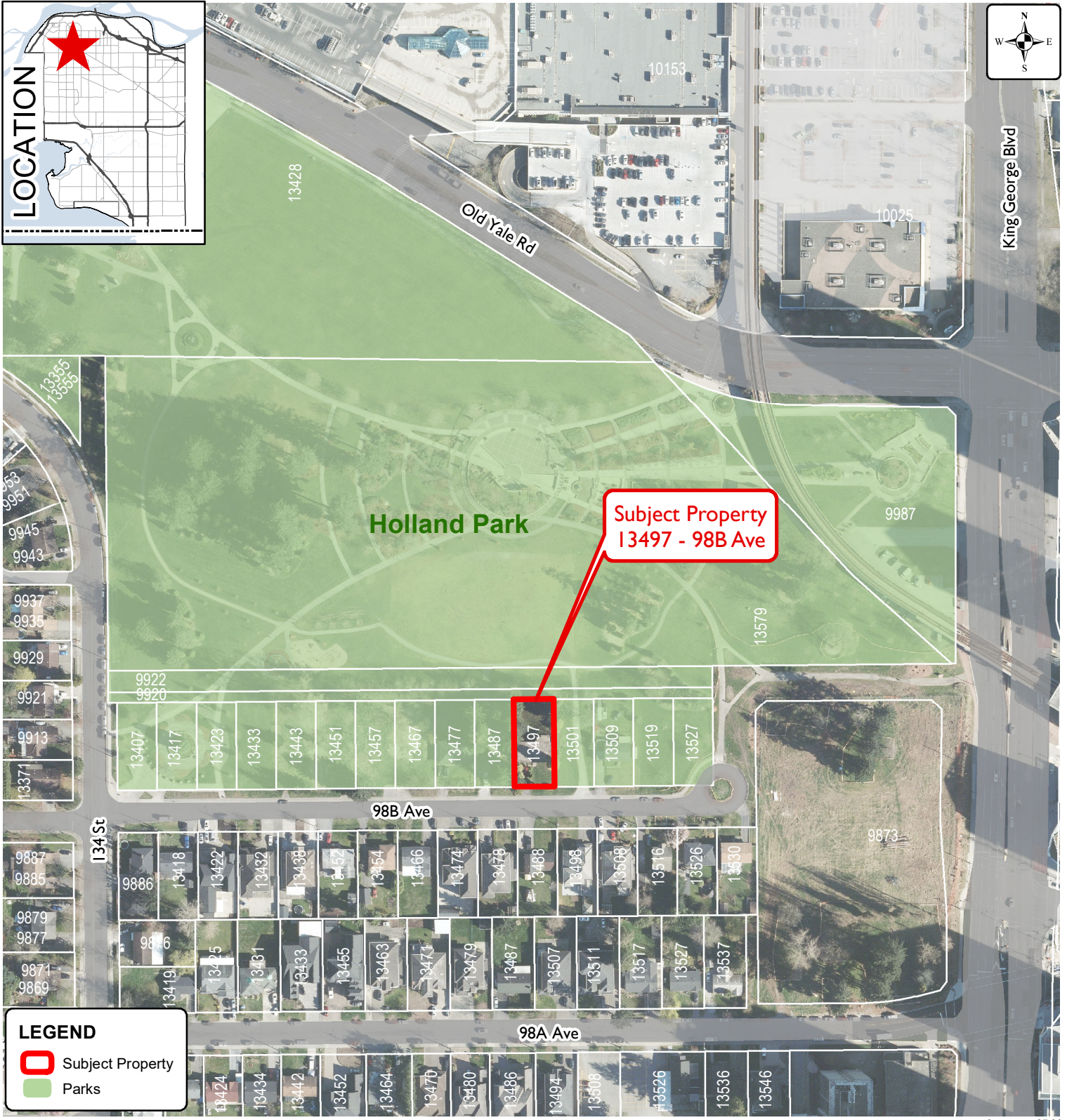
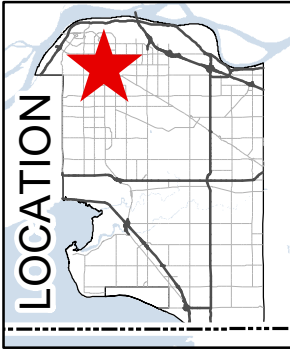
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/kd/bn



## **Appendix "I" – Aerial Photograph of Site**

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2023/jan 16/acquisition of property at 13497 98b ave for parkland/acquisition of property at 13497 98b avenue for parkland purposes \(0122023\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2023/jan%2016/acquisition%20of%20property%20at%2013497%2098b%20ave%20for%20parkland/acquisition%20of%20property%20at%2013497%2098b%20avenue%20for%20parkland%20purposes%20(0122023)%20final.docx)

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"

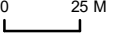


**LEGEND**

-  Subject Property
-  Parks

Produced by GIS Section: 07-Dec-2022

Date of Aerial Photograph: 2021

Scale: 1:2,500 



**Subject Property**  
**13497 - 98B 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.