

NO: R092

COUNCIL DATE: May 27, 2024

REGULAR COUNCIL

TO: Mayor and Council **DATE: May 14, 2024**

FROM: General Manager, Engineering **FILE: 0870-20/567**
General Manager, Parks, Recreation & Culture **B, C, E & F**

SUBJECT: Acquisition of the Properties at 9736 – 137 Street, 13705 & 13723 – 97A Avenue and 9741 – 137A Street for Parkland Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information; and
2. Approve the purchase of 9736 – 137 Street (PID #013-603-507), 13705 – 97A Avenue (PID #004-669-479), 13723 – 97A Avenue (PID #009-770-313) and 9741 – 137A Street (PID #009-770-321) for parkland purposes.

INTENT

The purpose of this report is to seek Council’s approval to purchase 9736 – 137 Street, 13705 & 13723 – 97A Avenue and 9741 – 137A Street (collectively, the “Properties”), as illustrated on the attached Appendix “I”, for parkland purposes.

DISCUSSION

Property Description:

The Properties have a total combined site area of 0.741 acres and are located in the Surrey City Centre Land Use Plan (the “LUP”), an extract of which is illustrated on the attached Appendix “II”.

Zoning, Plan Designations and Land Uses

The Properties are all zoned Single-Family Residential (RF) and designated Downtown in the Official Community Plan. The highest and best use of the Properties absent the Park designation is for mid-rise to high-rise development. These four parcels are designated as parkland in the LUP.

Purpose of the Acquisition

With this acquisition, the City will own five of the six lots required to realize this park. The park is central to the high-density uses south of Fraser Highway and north of the medical and professional services precinct along 96 Avenue and near the Surrey Memorial Hospital. The program for the park will include opportunities for social interaction, spaces for quiet reflection, and amenities to support physical and mental health of residents and patients.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of the Properties. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before May 29, 2024. Sale completion will take place upon registration of the Properties in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for these acquisitions are available from Parkland Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. With the purchase of the Properties, the City will own five of the six parcels needed to realize parkland identified within in the LUP. The park will provide opportunities for social interaction, quiet reflection and amenities that will benefit residents and patients.

Scott Neuman, P.Eng
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

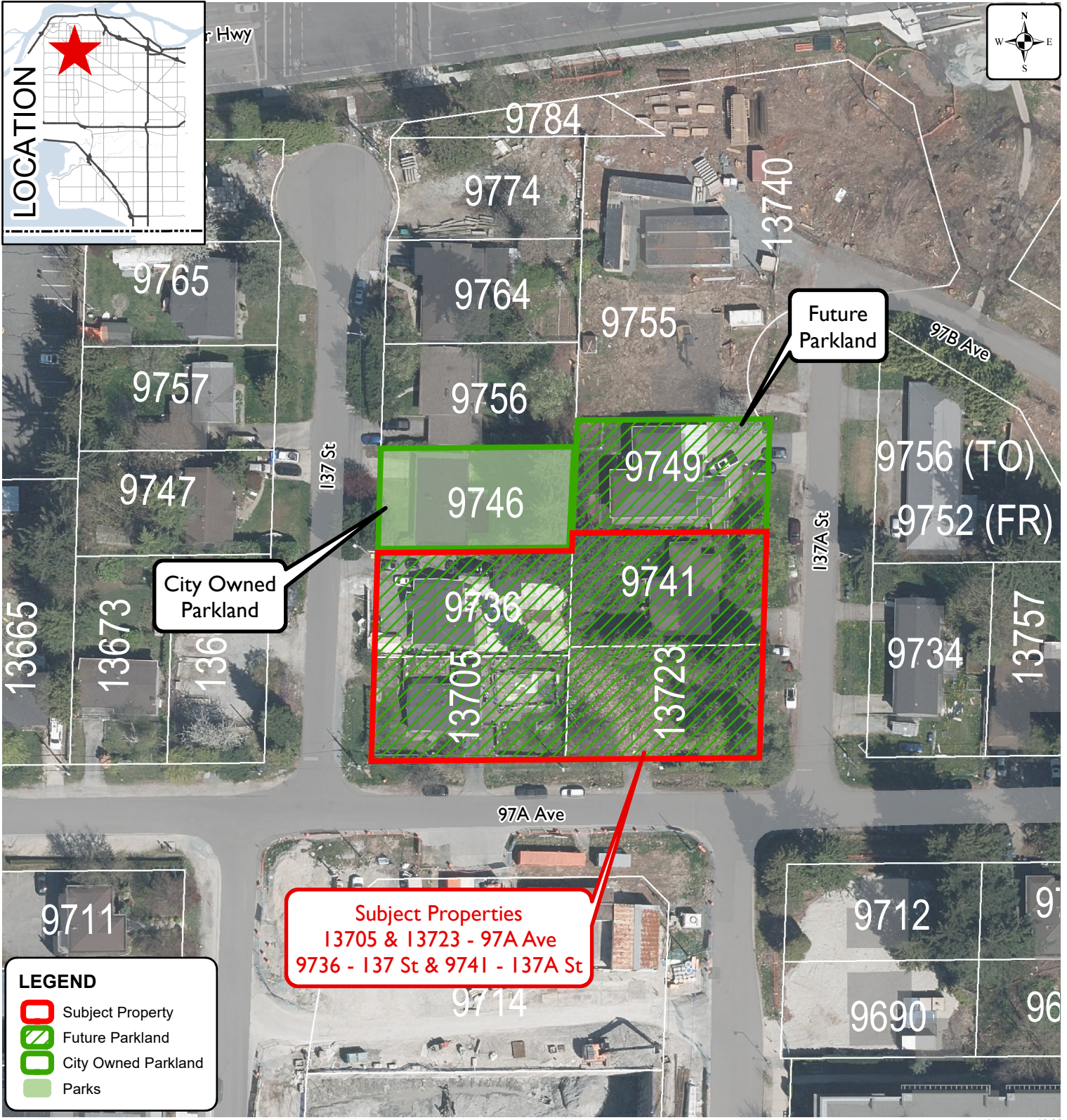
BLO/kd/bn

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Extract of the Surrey City Centre Land Use Plan

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



City Owned
Parkland

Future
Parkland

Subject Properties
13705 & 13723 - 97A Ave
9736 - 137 St & 9741 - 137A St

LEGEND

- Subject Property
- Future Parkland
- City Owned Parkland
- Parks

Produced by GIS Section: 14-May-2024

Date of Aerial Photograph: 2023

Scale: 1:1,000 0 10 M

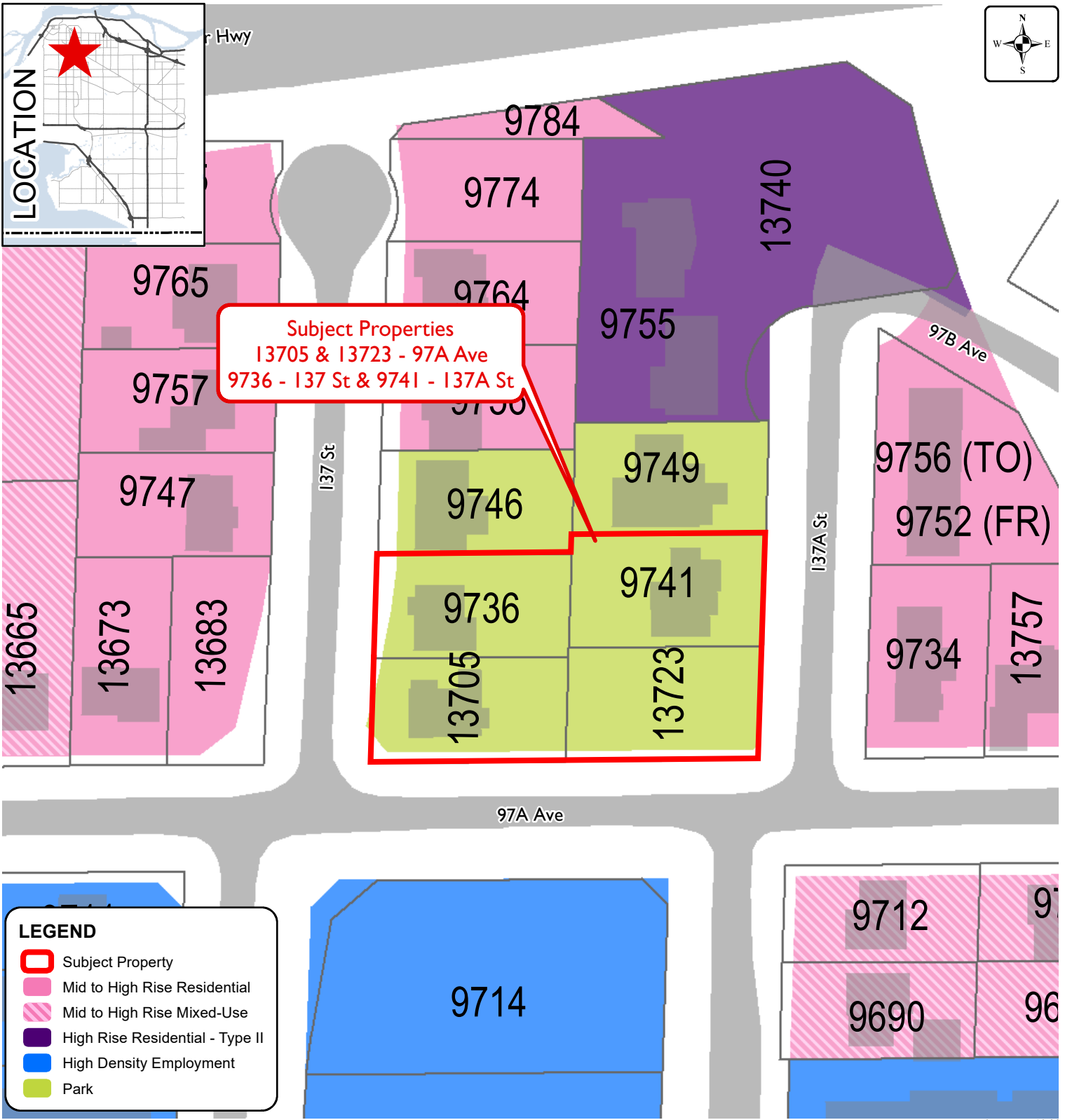


Subject Properties
13705 and 13723 - 97A Avenue and
9736 - 137 Street and 9741 - 137A Street

**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.

SURREY CITY CENTRE LAND USE PLAN APPENDIX "II"



Subject Properties
 13705 & 13723 - 97A Ave
 9736 - 137 St & 9741 - 137A St

LEGEND

- Subject Property
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type II
- High Density Employment
- Park

Produced by GIS Section: 05-Apr-2024

Scale: 1:1,000 0 10 M

	<p>Subject Properties 13705 and 13723 - 97A Avenue and 9736 - 137 Street and 9741 - 137A Street</p>	<p>ENGINEERING DEPARTMENT</p>
--	--	--

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\JX_97A Ave - 13700 Blk to 13720 Blk_APII.mxd