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Corporate Report

NO: R014

COUNCIL DATE: February 2,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: January 27, 2004

FROM: General Manager, Engineering FILE: 0870-20/328/T/U/V

SUBJECT: Land Acquisitions for the Holland Park Expansion

(13407, 13417 and 13423 - 98B Avenue)

RECOMMENDATION

That Council authorize the acquisition of the following properties:

- 1. PID No. 010-009-795 (13407 98B Avenue),
- 2. PID No. 007-506-872 (13417 98B Avenue), and
- 3. PID No. 010-009-817 (13423 98B Avenue)

for future parkland as an addition to Holland Park.

DISCUSSION

Future Plan for Holland Park

The Parks, Recreation and Culture Department is planning to redevelop Holland Park into a special events site and Surrey's first major urban park as part of the Whalley Revitalization Strategy. To facilitate the expansion and redevelopment of Holland Park, a total of 16 properties adjacent to the park have been identified for acquisition.

The longer term plan would see road frontage on all sides of the park with associated major visibility enhancing the area and improving security. Please see Appendix I. The subject properties are located on the north side of 98B Avenue and comprise three of 15 contiguous residential properties abutting the south side of the park. The remaining property earmarked for acquisition is located on the east side of Holland Park, adjacent to the King George Highway.

Property Locations:

(a) 13407 - 98B Avenue

The subject property is located south of Holland Park on the north side of 98B Avenue. The improved site has a total area of 8,307 ft.² and contains a 994 ft.² one-storey home considered to be in average condition.

(b) 13417 - 98B Avenue

The subject property is located south of Holland Park on the north side of 98B Avenue. The improved site has a total area of 8,307 ft.² and contains a 1,000 ft.² one-storey home considered

to be in average condition.

(c) 13423 - 98B Avenue

The subject property is located south of Holland Park on the north side of 98B Avenue. The improved site has a total area of 8,307 ft.² and contains a 1,000 ft.² one-storey home considered to be in average condition.

Zoning, Plan Designations, and Land Uses

The subject properties are zoned RF (Single Family Residential) and designated as Multiple Residential on the City of Surrey Official Community Plan. The Highest and Best Use of each subject property is as a site for the existing single family dwellings.

Contract of Purchase and Sale

City staff have negotiated a Contract of Purchase and Sale Agreement with the owners of each of these three properties subject to Council approval by February 9, 2004. Completions are to take place upon registration on April 1, 2004 for each of the subject properties.

CONCLUSION

These acquisitions are required to provide necessary land for the proposed expansion and enhancement of Holland Park.

Paul Ham, P.Eng. General Manager, Engineering

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Appendices

- I. Future Park Layout & Acquisitions
- II. Aerial Photograph of Site