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# Corporate Report

NO: R220

COUNCIL DATE: September 7,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: August 26, 2004

FROM: General Manager, Engineering FILE: 0870-40/12

SUBJECT: Land Acquisition for a Public Off-Street Parking Lot

#### RECOMMENDATION

That Council authorize the acquisition of PID No. 003-439-313 (17684 - 57A Avenue) for use as a public parking lot.

## DISCUSSION OF SUBJECT PROPERTY

## **Background:**

In 1971 the City established the Surrey Off-Street Parking Facilities By-law, and following this, acquired a number of properties in the Cloverdale Town Centre area for providing off-street parking. Under this By-law, new commercial developments that were unable to provide on-site parking would contribute a set amount per stall in lieu of on-site parking to the Surrey Off-Street Parking Reserve Fund.

These City-owned parking lots are shown on the attached figure (Appendix III), and total 1.7 acres with 219 parking stalls. The new Cloverdale Town Centre plan calls for these parking lots to be redeveloped for commercial use and slightly larger area, 2.0 acres to be acquired to provide parking in the interface between the commercial and residential areas east of 176A Street. The initial acquisitions would be funded from the Off-street Parking Reserve Fund; then, when sufficient new parking area is acquired the original parking lots can be sold to finance further acquisition.

This report deals with the first of the 11 parcels identified for acquisition, 17684 – 57A Avenue.

Property Location: 17684 - 57A Avenue

The subject property is located on the south side of 57A Avenue, at the eastern fringe of the Cloverdale commercial core. This improved site has a total area of 8,052 ft.<sup>2</sup> and contains an older vintage 834 ft.<sup>2</sup> residence that is considered to be in fair condition.

## **Zoning, Plan Designations and Land Uses**

The subject property is zoned RF (Single Family Residential) and designated as Multiple Residential in the Official Community Plan. The Cloverdale Town Centre Land Use Plan designates the site for parking. The Highest and

Best (Privatized) Use of the property is demolition of the existing dwelling and assembly with adjoining properties for a multi-family development. The Highest and Best (Public) Use is demolition of the existing dwelling and redevelopment as a public parking lot.

#### **Contract of Purchase and Sale**

City staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by September 8, 2004. Completion is to take place upon registration of the sale in the Land Title Office on or before December 1, 2004.

## CONCLUSION

This acquisition is required to provide necessary off-street parking in the Cloverdale Town Centre.

Paul Ham, P.Eng. General Manager, Engineering

### KM/PH/mpr/rdd/kjj

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### **Appendices**

- I. Site Map
- II. Aerial Photograph of Site
- III. Existing and Proposed Off Street Parking Areas