



Corporate Report

NO: R114

COUNCIL DATE: June 12, 2006

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 5, 2006**
FROM: **Acting General Manager, Planning and Development** FILE: **4815-01**
SUBJECT: **Surrey Senior Activity Society Delegation – Bothwell Park**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to forward a copy of this report to Mr. Ronald B. Watson, representative of the Surrey Senior Activity Society.

INTENT

The purpose of this report is to respond to a delegation that appeared before Council on April 24, 2006. The delegation, headed by Mr. Ronald B. Watson of the Surrey Senior Activity Society, proposed the development of a seniors housing facility in Bothwell Park, located at 96 Avenue and 168 Street. After hearing the delegation, Council requested that staff report back on the proposal.

BACKGROUND

On April 24, 2006, Mr. Ronald B. Watson appeared as a delegation to Council on behalf of the Surrey Senior Activity Society. The Society is registered in British Columbia as a non-profit organization and was formed eight years ago. It has approximately 35 members. In a letter dated March 27, 2006 (Appendix 1), Mr. Watson describes the Society's desire to build seniors housing on the Bothwell property at 96 Avenue and 168 Street. The letter notes that the land was donated to the City in the early 1960s with the intent that a portion of the land be used for a seniors facility. Mr. Watson indicated that the seniors housing facility might include 100 assisted living units, as well as wellness and recreation opportunities. Mabel Bishop, a long time Tynehead area resident, also appeared with the delegation and commented on the large number of seniors in the Tynehead area who are interested in having a seniors home in the area.

Mr. Watson requested that Council lease land to the Society for the purpose of building a seniors housing facility in the Park. If the land is not available in Bothwell Park, the delegation requested that Council consider other suitable areas, and specified a potential site in each of Guildford and Newton. The delegation noted that if the Surrey Senior Activity Society's proposal was supported by Council, other funding options would likely become available to them. Mr. Watson also commented that, depending on the size of the site, the scope of services could be expanded to include 150 assisted living units, a 200 bed multi-level facility, a child care centre, a hospice and a range of other health related services for seniors. The delegation emphasized the need for non-profit, affordable seniors housing.

On April 25, 2006, Mr. Watson wrote a letter thanking the City Clerk for arranging the delegation with Council. The letter included a document of support signed by over 100 people. The preamble to this document asked for a show of support for the delegation to Council (on April 24, 2006) and for an affordable seniors housing facility in the North Surrey area.

DISCUSSION

Bothwell Park

Bothwell Park is a City-scale park created through acquisition and dedication over a span of 56 years, from 1944 to 2000. Located west of 168 Street and south of 96 Avenue in the Guildford Community, it is nearly 45 hectares (111 acres) in area (Appendix 2). Bothwell Park is principally an undeveloped natural area of high environmental sensitivity, with the exception of a 1.2-hectare (3 acre) area on 168 Street where there is a picnic area, playground and softball diamond, enjoyed by residents of the local Tynehead neighbourhood.

The Serpentine River is the dominant feature of the park. The park contains the main channel of the Serpentine River and its floodplain, but also contains a number of streams and tributaries, including seepage zones and forested wetlands that are hydrologically sensitive and valuable fish and wildlife habitat. The headwaters of the Serpentine River are located in adjacent Tynehead Regional Park.

Bothwell Park is named after William Bothwell, who died on August 31, 1957. In his last Will and Testament, William Bothwell provided for his property (an 11.9 hectare [29.42 acre] parcel, as shown on the map attached as Appendix 2, as part of Bothwell Park) to pass to the City with a life estate, subject to the property being used for either park purposes or for the location of a home for the aged. Subsequently, Council passed Surrey Parks Dedication By-law, 1973, No. 4100, authorizing the dedication of the lands as park.

The Parks Planning Section will lead a public planning process for a master plan for Bothwell Park when a budget for the process and development are imminent. As a part of this master plan, a habitat assessment and biological inventory will be undertaken that will describe the potential for park development. Future plans for the park will likely include augmentation of the active park amenities on 168 Street, trails, bridges and

boardwalks (if approved by the Department of Fisheries and Oceans), natural area interpretation, storm water management, and wildlife and habitat enhancements.

Seniors Housing

The delegation from the Surrey Senior Activity Society commented on the need for seniors housing in the City. In order to accommodate the needs of a growing seniors population, it is acknowledged that appropriate and affordable housing options are important. Through the Official Community Plan (OCP), the City of Surrey supports the creation of complete communities that provide a variety of housing choices in terms of cost and tenure. The OCP further identifies the City's support of affordable, rental and special needs housing in all parts of the City.

The delegation suggested to Council that the City lease land in Bothwell Park at a nominal rate for the purposes of building a seniors facility. The lands that comprise Bothwell Park, however, have been dedicated as parkland, as noted above. The conditions of the original land gift have been met and the continued use of the land for parkland is anticipated.

With respect to the lease suggestion, City Policy P-3 (Appendix 3) governs the leasing of municipal land and buildings. The Policy states that land shall be leased to organizations with limited membership at full market value. There is no provision in the Policy for transfer of land for seniors housing at below market rates.

While the City is not in a position to lease land in Bothwell Park for housing, it may be able to assist the Surrey Senior Activity Society with its plans by facilitating a meeting between the Society and the appropriate developers and funders of seniors projects. Additionally, City staff will meet with representatives of the Society to review the development potential of the other properties that were identified as possible housing sites. Such sites may be better suited for seniors housing, given their proximity to transit and other services and amenities.

South Port Kells General Land Use Plan

On June 13, 2005, Council approved the South Port Kells General Land Use Plan for lands immediately east of Bothwell Park. The approved land use concept is intended to provide the basis for the preparation of more detailed Neighbourhood Concept Plans (NCPs) for the communities of Tynehead, Anniedale and Port Kells Village. The General Land Use Plan states that there will be a variety of housing types in South Port Kells. Through the NCP planning processes, specific policies related to achieving a variety of housing options, including seniors facilities, will be explored. The projected population of South Port Kells, at full build out and subject to detailed planning and preparation of NCPs, is expected to be approximately 17,000. Bothwell Park is located immediately west of the South Port Kells General Land Use Plan and is a key component of parkland provision for future South Port Kells residents. As a City-scale park, it also acts to meet the needs of current and future residents in other neighbourhoods, such as Guildford and Fleetwood.

CONCLUSION

The delegation that appeared before Council on April 24, 2006, requested that the City lease land to the Surrey Senior Activity Society for the development of seniors housing in Bothwell Park. In his last Will and Testament, William Bothwell provided for his property to pass to the City, with a life estate, subject to the property being used for either park purposes or for the location of a home for the aged. Subsequently, Council passed Surrey Parks Dedication By-law, 1973, No. 4100, authorizing the dedication of the lands as park. Bothwell Park is now a much larger, City-scale park with high recreational and environmental values. Leasing the land for a seniors facility at a nominal rate would be contrary to current City policy.

In order to assist the Surrey Senior Activity Society further, the City would be prepared to facilitate an exchange of information that may be useful to the Society. Additionally, the City may be able to help in arranging meetings between the Society and possible housing developers and funders.

It is recommended that a copy of this report be provided to Mr. Ronald B. Watson, representative of the Surrey Senior Activity Society.

How Yin Leung
Acting General Manager
Planning and Development

TA/kms/saw

Attachments

Appendix 1 - March 27, 2006 Letter from Ronald B. Watson

Appendix 2 - Map of Bothwell Park

Appendix 3 - City Policy P-3: Leasing of Municipal Land & Buildings

March 27th, 2006.

The Surrey Senior Activity Society - Reg. No. 8-40464

UPS #38, Box 139,

151-10090-152nd St.

Surrey, BC V3R 8X8

Phone contact: Lenore Bradley,

Mayor and Council,

City of Surrey,

14245-56 Ave.

Surrey, BC V3X 3A2

BY Fax & Mail

Dear Mayor and Council,

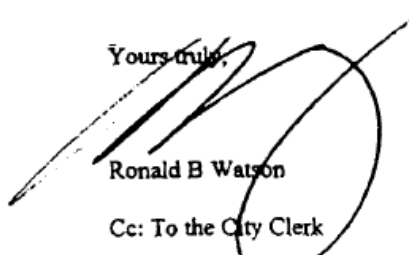
I am writing this letter on behalf of the non-profit Senior Citizens Society. The society was formed approximately 8 years ago and has a board of 6, with a membership of approximately 35 people.

The Society's plan is to build seniors housing which may include assisted living, wellness and recreation. The location of the land is the Bothwell property at 96th and 168 St. The land was donated to the City of Surrey by the Bothwell family in the early 60's. In the will it was stated that a portion of the land be set aside for the construction of a "Seniors Facility". To accomplish the above, the Society requires the following approval from the City of Surrey:

- A commitment to lease the land for \$1 for a 100 years
- An option to purchase the property in the future
- The property is currently parkland and will require rezoning

We look forward to appearing in council or to the land use committee. We are hoping that we can receive a date in late April. You can contact the President of the Society, Mrs. Lenore Bradley.

Yours truly,

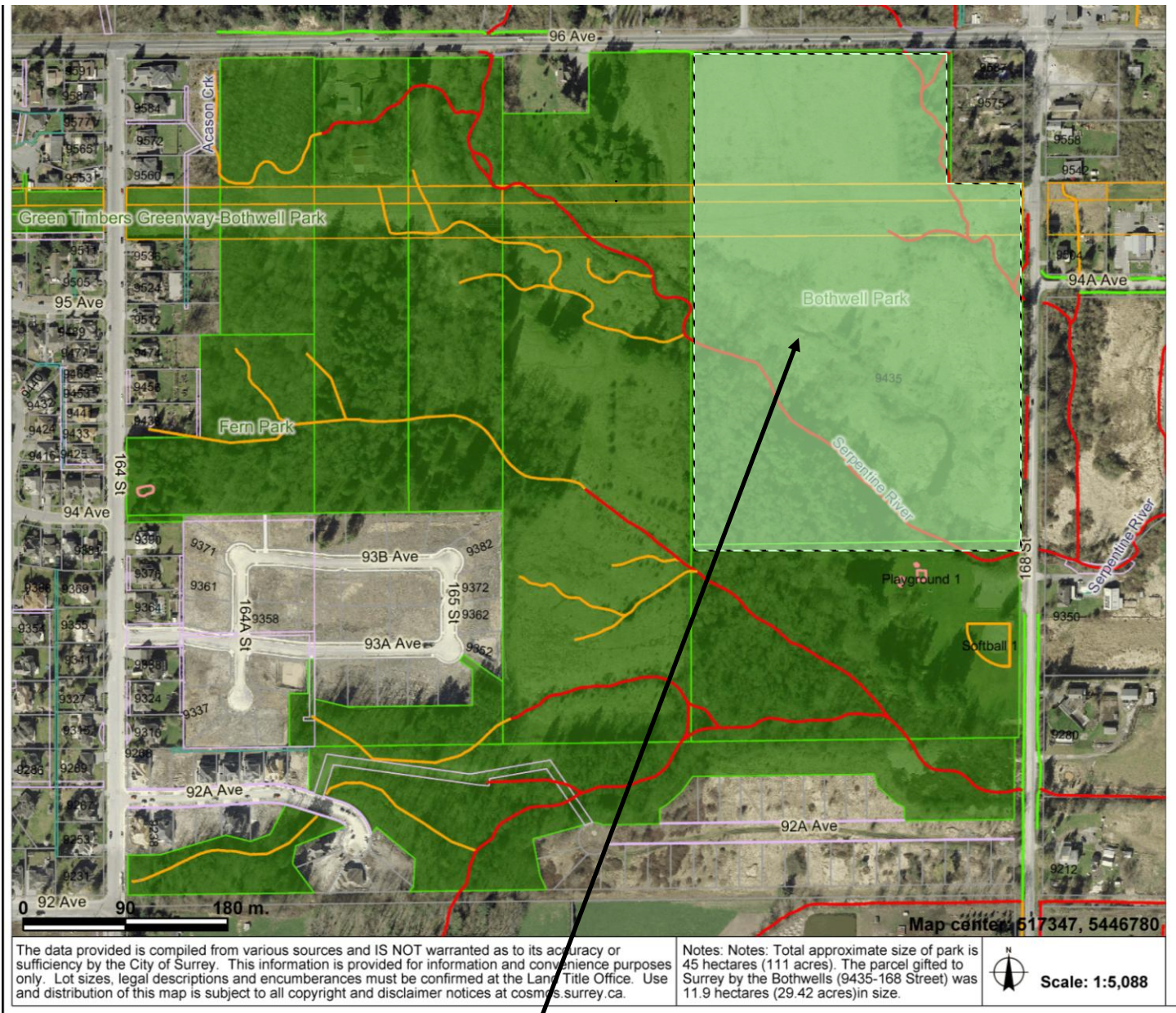


Ronald B Watson

Cc: To the City Clerk

P.S. Some of the Directors have already had discussions with Mayor Watts in her office last January regarding the plans

Bothwell Park



Location of original Bothwell property (9435-168 Street) dedicated to Surrey (11.9 hectares [29.4 acres]).



CITY POLICY

No. P-3

REFERENCE:

REGULAR COUNCIL MINUTES
9 JANUARY 1978
PAGE 34

APPROVED BY: CITY COUNCIL**DATE:** 29 JUL 1996 (RES 96-2252)**HISTORY:** 10 AUG 1992; 25 NOV 1991;
28 JAN 1991; 9 JAN 1978**TITLE: LEASING OF MUNICIPAL LAND & BUILDINGS**1. Leasing Procedures

The policy dealing with the leasing of municipal land to any private organization or to any organization having to do with recreation in the Municipality or any other person who requests permission to lease municipal land shall be as follows:

- (i) That any municipal land leased shall be leased at its full market value.
- (ii) That any municipal land that is leased shall be subject to full municipal taxes.
- (iii) That in the matter of a grant in lieu or part of or of the whole of the annual lease and/or annual taxes on leased municipal land shall be at the discretion of the Municipal Council each year.
- (iv) That before Council decides on a grant under (iii) if the leased land is being used for recreational purposes a recommendation will be obtained on the use of the land by the recreational group from the Parks and Recreation Commission.
- (v) That the annual lease rental on municipal property be reviewed for recreational purposes every five years.

2. Non-Profit Organizations for Recreational Use

- (1) That membership in the organization be open to the general public.
- (2) That the property proposed for lease be appraised at full market value.
- (3) That the lease be for a maximum term of 5 years.
- (4) That all utility rates be paid by the lessee.
- (5) That full taxes be paid to the general revenue account of the Municipality.

- (6) That the Land Agent negotiate a lease fee reflective of current market lease rates to be paid annually to the General Revenue Rental Account (policy is that all rentals are transferred to the General Capital Expenditure Program).
Amended August 10, 1992
 - (7) That the Municipal Council provide a grant of 50 percent on Item (5) and a full grant on Item (6) to a maximum of \$60,000.00 per year on behalf of each lessee.
Amended November 25, 1991
 - (8) Minor maintenance to be the responsibility of the lessee.
 - (9) Major maintenance, improvement or additions must be agreed to by the Municipality and will be the responsibility of the Municipality, except by mutual agreement where the Municipality may permit the lessee to carry out this type of work.
Amended August 10, 1992
 - (10) In regard to community centres leased to Community Associations, the Association will be required to pay a fee of \$1.00 per annum in rent, free of Municipal taxes; prepaid for the term of the lease.
 - (11) With regard to vacant land leased for the unrestricted benefit of the community, the non-profit organization will be required to pay a fee of \$1.00 per annum in rent, prepaid for the term of the lease.
*Added July 29, 1996
(Res 96-2252)*
3. Private Companies, Individuals or Organizations with Limited Membership (i.e. Golf Clubs, Winter Clubs, etc.)
- (1) That the property proposed for lease be appraised at full market value.
 - (2) That the lease be in terms of not less than 5 years where feasible.
Amended August 10, 1992
 - (3) That a re-appraisal of the property and a fee review be carried out prior to lease renewal or fee negotiation.
Amended August 10, 1992
 - (4) That all taxes and utility rates be paid by the lessee.
 - (5) That the Land Agent negotiate a lease fee reflective of current market lease rates to be paid annually to the General Revenue Rental Account.
Amended August 10, 1992
4. The public liability insurance on Municipal land and/or buildings leased by the Municipality to associations and other groups shall be a minimum of \$2 million or higher at the discretion of the Municipal Manager should the required liability be higher than \$2 million.
Amended January 13, 1992