



Corporate Report

NO: R121

COUNCIL DATE: June 26, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: June 20, 2006
FROM: General Manager, Engineering FILE: 0910-20/109
General Manager, Parks, Recreation and Culture
SUBJECT: Proposed Sale of City Land at 13960 - 108 Avenue

RECOMMENDATION:

The Engineering Department recommends that Council accept the offer to purchase the City parkland located at 13960 - 108 Avenue (PID No. 011-432-322) subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26.

BACKGROUND

The subject property located at 13960 - 108 Avenue is a vacant lot containing 31,116 ft.² in site area. The City purchased this property in 1996 for inclusion in the Forsyth Road elementary joint school and park site located at 10730 - 139 Street. The subject property is isolated from the park development located on City parklands south of the school property. The Parks, Recreation and Culture Department has therefore determined that the subject property is surplus to requirements. The School Board has also confirmed that the school site does not need this property nor would they want this school site to front onto 108 Avenue.

The subject property is zoned Single Family Residential (RF) Zone, and designated Multiple Residential in the Surrey's Official Community Plan (OCP).

DISCUSSION

The City has received an offer (equivalent to the appraised value) to purchase the subject City property located at 13960 - 108 Avenue. The buyer intends to consolidate the City property with the privately held, adjacent land located at 13940 - 108 Avenue (which the buyer has secured an option to purchase) and undertake a multi-family residential development on the assembled lands in accordance with the OCP land use designation. The buyer has submitted a development application (7906-0176-00), but this is at the early

stage of the planning process. The sale is subject to the completion of subdivision, rezoning, and related road dedication of 1.31 m wide strip along the 108 Avenue frontage.

The City departments support the sale of the City property at 13960 - 108 Avenue for consolidation and development for multiple residential purposes with the adjacent property located at 13940 - 108 Avenue. The Area Planning Division does not support an independent development of the subject City property. It prefer that the two lands (13940 and 13960 - 108 Avenue) be consolidated, thereby reducing the number of driveway accesses from 108 Avenue.

DISPOSITION PROCESS

The Community Charter requires the City to publish notice of proposed dispositions under Section 26(2) and (3). As the subject property is being sold for consolidation purposes, it is not necessary that the City offer the property to the public at large. The City will however publish notice of the proposed sale for information to the public under Section 26(3) of the Community Charter.

CONCLUSION

The subject property located at 13960 - 108 Avenue is surplus to the City's needs. It is recommended that Council accept the market value offer to purchase the City property located at 13960 - 108 Avenue, subject to the notice requirements of the Community Charter. As the property was purchased by the City for park purposes, the sale proceeds from this property will be directed to the Parkland Acquisition Fund.

Laurie A. Cavan
General Manager,
Parks, Recreation and Culture

Paul Ham, P.Eng.
General Manager, Engineering

AW/mpr

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cc: - General Manager, Finance

Appendices

I. Aerial Photo