



Corporate Report

NO: R223

COUNCIL DATE: October 30, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: October 24, 2006

FROM: General Manager, Engineering FILE: 0870-20/328/P
General Manager, Parks, Recreation & Culture

SUBJECT: Land Acquisition for the Holland Park Expansion
(13451 - 98B Avenue)

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council authorize the acquisition of 13451 - 98B Avenue (PID No. 010-009-825) for future parkland as an addition to Holland Park.

DISCUSSION

1. Future Plan for Holland Park

The Parks, Recreation and Culture Department is redeveloping 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 17 properties adjacent to the park have been identified for acquisition, nine of which have been acquired to date.

The longer term plan would see road frontage on most sides of the park with associated major visibility improvements to enhance the area and improve security. The subject property is located on the north side of 98B Avenue and comprises one of 15 contiguous residential properties abutting the south side of the park. The remaining seven properties earmarked for acquisition are located on the south side of Holland Park, adjacent to the King George Highway or fronting 98B Avenue.

2. Property Location: 13451 - 98B Avenue

The subject property is located south of Holland Park, mid block on the north side of 98B Avenue. The improved site has a total area of 8,307 ft.² and contains a 1,203 ft.², one-storey, full-basement home considered to be in average condition.

3. Zoning, Official Community Plan Designation, and Land Use

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

4. Contract of Purchase and Sale

City staff have negotiated a Contract of Purchase and Sale Agreement with the owner of this property based on an independent appraisal, subject to Council approval by November 1, 2006. Completion of the sale is to take place upon registration on November 30, 2006.

CONCLUSION

The terms of this agreement are considered reasonable. This acquisition is required to provide necessary land for the proposed expansion and enhancement of Holland Park.

Paul Ham, P.Eng.
General Manager, Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

KM/mpr:rdd

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Appendices

I. Aerial Photograph of Site