



# Corporate Report

NO: R086

COUNCIL DATE: May 26, 2008

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## REGULAR COUNCIL

TO: Mayor & Council DATE: May 22, 2008

FROM: General Manager, Engineering FILE: 0870-50-3  
General Manager, Parks, Recreation and Culture

SUBJECT: Sale of 0.67 acres of City-owned land at 173 - 171 Street  
and purchase of 1.579 acres of privately-owned lands for  
parkland at 64 and 61 - 170 Street and 131 - 171 Street

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve:

1. the sale of a 0.67 acre portion of City-owned land known as:
  - (a) PID 010-048-367 (street address: 173 - 171 Street) as illustrated on Appendix I; and
2. the purchase of a 1.579 acre portion of privately-owned lands for future park from the lots described as:
  - (b) PID 003-959-236 (street address: 64 - 170 Street);  
PID 010-901-710 (street address: 61 - 170 Street); and
  - (c) PID 003-333-434 (street address: 131 - 171 Street)

as illustrated on Appendix I.

## BACKGROUND

Under two separate development applications, numbers 7905-0120-00 and 7905-0120-01, involving the properties at 64 and 61 - 170 Street and 131 - 171 Street, the applicants have requested that the City enter into a land purchase and sale agreement for the purpose of facilitating the park and development proposals of the Douglas Neighbourhood Concept Plan (NCP). The applicants are proposing that for the City land that is necessary to complete their subdivision, they will provide land that they own, which has been identified as parkland in the Douglas Neighbourhood Concept Plan (NCP).

### Property Description

1. City Parkland (See Appendix I)

In February 1997 the City acquired the site at 173 - 171 Street, which has an area of 5.356 acres, to provide for the development of a neighbourhood park in the Douglas NCP area. The land is heavily vegetated, contains several creeks and ravines, and has limited potential for development, but has excellent passive recreational value. The 0.67 acre part of the lot that is proposed to be sold to the subject applicant is considered surplus to Park's needs.

2. Private Land (See Appendix I)

The privately-owned lands located at 64 and 61- 170 Street and 131 - 171 Street have a combined area of 8.295 acres. All three parcels of land are presently undeveloped, treed parcels that are the subject of the above-referenced rezoning and development permit applications. The 1.579 acres proposed to be acquired by the City from these sites as parkland are in excess of the developer's 5% required parkland dedication and comprise 1.026 acres of developable land and 0.553 acres of undevelopable land.

### Zoning, Planning Designations, and Land Use

The applicant's lands are presently zoned RA (One Acre Residential Zone). The development applications include a proposed single family subdivision of 47 single family RF-9 or RF-12 zoned lots and 17 attached dwelling units in six rowhouse buildings on separate fee simple lots under an RM-23 Zone. The OCP designation is Urban; the NCP designation is "Townhouse at 15 units per acre density."

## **DISCUSSION**

Application No. 7905-0120-00, which involves the rezoning and subdivision of the 47 single-family lots is at Third Reading of the related Rezoning By-law, which was given by Council on November 19, 2007. One of the obligations under the second application, 7905-0120-01, is that the applicant finalize the land purchase and sale agreement with the City prior to Final Adoption of the related Rezoning By-law.

An agreement has now been reached with the applicant for the sale/purchase based on appraisals by an accredited staff appraiser.

### Disposition Process for Selling City Land

The Community Charter requires that the City publish a notice of proposed dispositions under Section 26 (2) for properties that are available to the public for acquisition and under Section 26 (3) for those properties that are not available to the public for acquisition.

As the subject City land is being transferred to an adjacent owner in exchange for lands of similar area, the City is only required to place a notice of the disposition as information to the public under Section 26 (3) of the Community Charter.

The private owner will be responsible for all costs associated with subdivision of the land in order to complete this land transaction. The Finance Department has confirmed that funds for this acquisition have been identified in the Parks Acquisition DCC reserve.

## CONCLUSION

Staff recommend that Council approve the sale and acquisition of the portions of land between the City (173 - 171 Street) and the applicant (64 and 61 - 170 Street and 131- 171 Street) as described in this report. The transaction will be completed subject to final approval of the rezoning and subdivision of each of the two referenced development applications.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Paul Ham, P.Eng.  
General Manager, Engineering

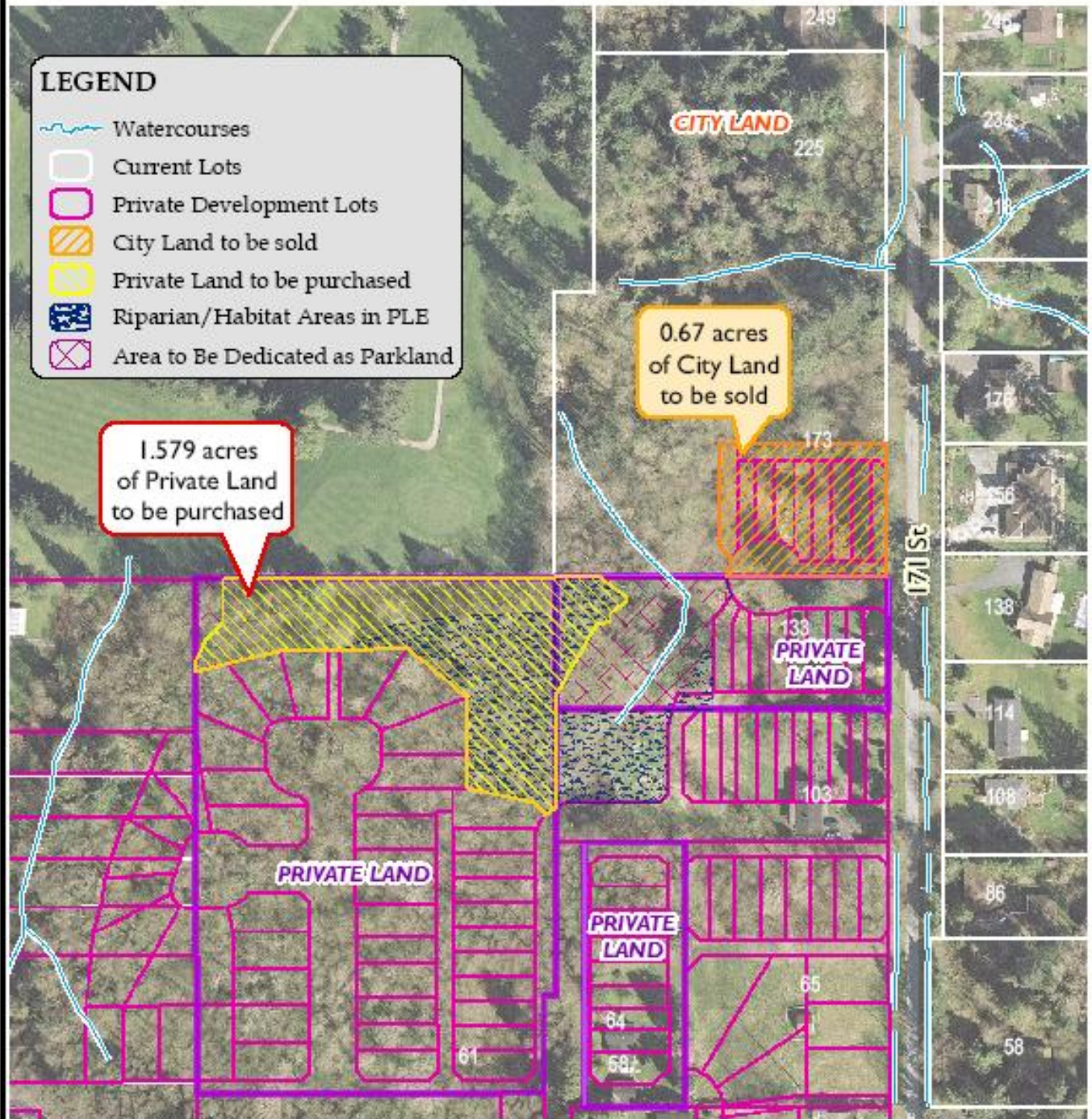
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cc - General Manager, Finance

Appendix I: Aerial Photos of the Lands to be Exchanged

# APPENDIX I LOCATION MAP



## LEGEND

- Watercourses
- Current Lots
- Private Development Lots
- City Land to be sold
- Private Land to be purchased
- Riparian/Habitat Areas in PLE
- Area to Be Dedicated as Parkland

1.579 acres  
of Private Land  
to be purchased

0.67 acres  
of City Land  
to be sold

PRODUCED BY ENGINEERING, GIS SECTION: May 22, 2008, CS

Date of Aerial Photography: April 2007



## SALE & PURCHASE FILE #: 0870-50-003

## REALTY DIVISION

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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