

The subject City-owned lot at 13670 – 94A Avenue has an area of 0.354 ha (38,122 ft.²) before road dedication. As a condition of development, 94A Avenue located along the northerly boundary of the lot will be widened by 1.9m. Due to the presence of a tributary of Quibble Creek and associated riparian area, a restrictive covenant has been filed on the title of the lot, which protects for conservation purposes 0.101 ha (10,890 ft.²) area at the southerly part of the site. The net usable area of the site is 0.253 ha (27,233 ft.²). The usable area will be the subject of the proposed lease agreement with the Province.

SUSTAINABILITY CONSIDERATION

The proposed Creekside housing project will, upon completion, assist in achieving some of the City's socio-cultural goals as articulated within the Surrey Sustainability Charter. These include:

- The City's action to assist in its Housing Action Plan (SC9) by helping to achieve "appropriate housing targets"; and
- This project will "support the implementation of solutions to social service issues within the City's mandated responsibilities" (SC16).

Next Steps

If Council approves the recommendations of this report, pursuant to the Community Charter, a notice of the proposed long term lease to the Provincial Rental Housing Corporation will be published in the local newspaper. Staff will finalize the lease agreement with the Province subject to final adoption of the related rezoning by-law and issuance of the development permit for the project.

CONCLUSION

Based on the above, it is recommended that Council approve a 60 year lease to the Provincial Rental Housing Corporation of the City-owned lot located at 13670 - 94A Avenue at a nominal rate for social housing purposes subject to final reading of a rezoning by-law and issuance of a development permit for the lot.

Vincent Lalonde, P.Eng.
General Manager, Engineering

WP/mpr

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c.c. - General Manager, Planning & Development

Appendix I - Aerial Photo showing the subject lot and the portion to be leased for the Creekside Project

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: December 16, 2009, CS

Date of Aerial Photography: April 2009



SUBJECT PROPERTY:
13670 - 94A Ave
FILE: #0930-30-138
PLANNING FILE: 7908-0082-00

**REALTY
SERVICES**

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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