

NO: R058

COUNCIL DATE: March 22, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 11, 2010**

FROM: **General Manager, Engineering** FILE: **0910-40/109**  
**General Manager, Parks, Recreation & Culture**

SUBJECT: **Sale of Surplus City Parkland at 10607 - 140 Street**

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## RECOMMENDATION

The Engineering and Parks, Recreation & Culture Departments recommend that Council approve the sale of the surplus City parkland located at 10607 - 140 Street (PID No. 011-432-489) as described in this report, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

## BACKGROUND

The property located at 10607 - 140 Street is a vacant lot with an area of 22,215 ft.<sup>2</sup>. It is zoned Single Family Residential (RF) Zone and designated Multiple Residential in Surrey's Official Community Plan.

The City purchased the subject property in 2000 for the joint park and school site at Forsyth Road Elementary School at 10730 - 139 Street. The Parks, Recreation & Culture Department has recently determined that the subject property is surplus to its requirements.

The Realty Division is pursuing the acquisition of the property located at 10660 - 139 Street to complete the desired configuration of the park.

## DISCUSSION

### 1. Purpose

The subject property is proposed to be consolidated and developed with the two privately held lots located immediately to the south at 10577 & 10595 - 140 Street. The prospective purchasers are proposing a multi-family residential development on the three assembled parcels in accordance with the land use designation in the OCP.

### 2. Land Value

The City has received an offer to purchase the subject property at the current market value as determined by an independent appraisal. The offer is also subject to the purchaser obtaining subdivision and rezoning approval for the proposed multi-family development on the consolidated lands.

### **3. Disposition Process**

The Community Charter requires the City to publish notice of proposed dispositions under Section 26(2) and (3). The subject property is being sold for consolidation with the adjacent lands at 10577 & 10595 – 140 Street, and it is not necessary that the City offer the property to the public at large. The City will, however, publish a public notice of the proposed sale under Section 26(3) of the Community Charter.

### **4. Sustainability Considerations**

The proposed land sale contributes to the City's financial sustainability. It further supports sustainable land use and development and the broad Charter intent of appropriate land uses throughout the City. In particular, the sale supports the sustainable Charter scope action related to EC1 – Corporate Economic Sustainability.

## **CONCLUSION**

The subject property is surplus to the City's needs. The terms of agreement covering its sale are considered reasonable. It is therefore recommended that Council approve the sale of this property as generally described in this report. As the City purchased the property for park purposes, the sale proceeds will be placed in the Parkland Acquisition Fund.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

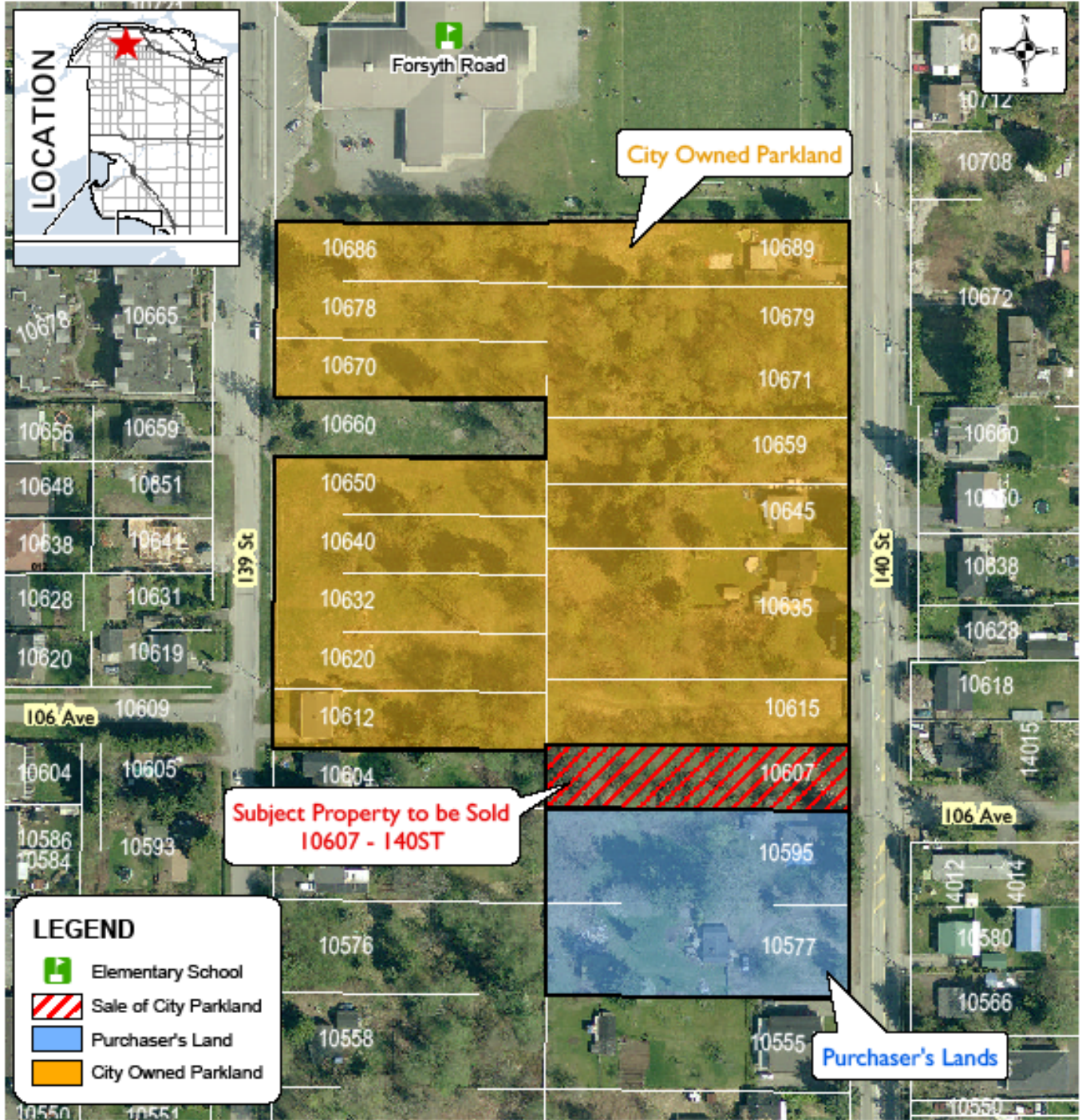
Vince Lalonde, P.Eng.  
General Manager, Engineering

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Appendix I: Aerial Photo

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: March 2, 2010, AW

Date of Aerial Photography: April 2009



SALE OF CITY PARKLAND AT  
10607 - 140 ST

ENGINEERING  
DEPARTMENT

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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