

NO: R088

COUNCIL DATE: May 3, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 27, 2010**

FROM: **General Manager, Engineering** FILE: **0910-40/155**  
**General Manager, Parks, Recreation & Culture**

SUBJECT: **Sale of Surplus Land at 19471 – 72 Avenue**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council authorize the sale of a 0.996 acre portion of City land located at 19471 - 72 Avenue (PID No. 002-387-158) as described in this report, which is surplus to the City's needs, 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 19471 – 72 Avenue is a vacant lot with an area of 2.383 acres (103,803 ft.<sup>2</sup>). It is zoned One Acre Residential (RA) Zone and designated Residential Medium Density 10-15 upa (units per acre) and Residential Medium-High Density 15-25 upa in the East Clayton North Extension NCP.

The City purchased the subject property in 2005 in that part of it was necessary for the development of the linear park system as set out in the Council-approved East Clayton NCP Land Use Plan. At the time of its purchase, City staff recognized that the easterly portion of the property was surplus to parkland requirements and that the City would dispose of the surplus portion for development in conjunction with the development of privately-owned lands located at 19487 & 19515 – 72 Avenue immediately to the east of the subject site.

## DISCUSSION

### 1. Purpose

The easterly 0.996 acre portion of the property at 19471 – 72 Avenue is to be consolidated and rezoned under Application No. 7909-0204-00 to permit the development of 89 townhouse units and 11 small, (RF-9) single family lots on the consolidated lands (19471, 19487, and 19515 – 72 Avenue). The related rezoning by-law received Third Reading on January 25, 2010.

### 2. Land Value

The owners of 19487 & 19515 – 72 Avenue have offered to purchase the subject portion of City park property at its current market value as determined by a staff appraiser. The offer is subject to Council approval and rezoning and subdivision approval for Project 7909-0204-00.

### 3. Disposition Process

The Community Charter requires the City to publish notice of proposed dispositions under Section 26(2) and (3). The subject portion of property is being sold for consolidation with the adjacent lands at 19487 & 19515 – 72 Avenue. As such, 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 portion of property is surplus to the City's needs. The terms of agreement covering its sale are considered reasonable. It is therefore recommended that Council authorize the sale of the easterly 0.996 acre portion of the subject City property, as generally described in this report. As the City used parkland acquisition funding to purchase the lands, the sale proceeds will be placed in the Parkland Acquisition Fund.

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

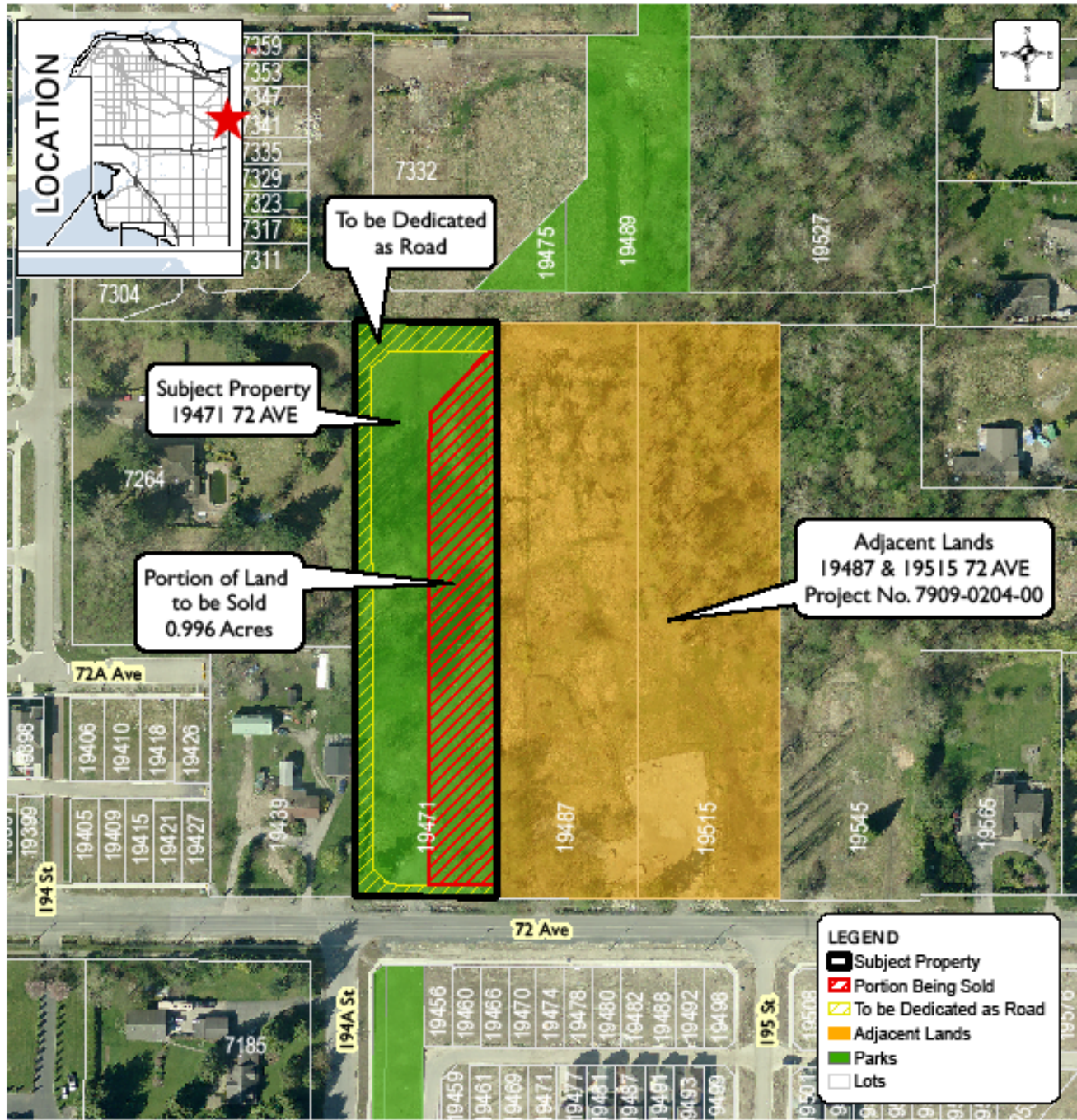
Vincent Lalonde, P.Eng.  
General Manager,  
Engineering

AW/mpr/brb

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Appendix I: Aerial Photograph Illustrating Site at 19471 – 72 Avenue

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: April 16, 2010, AW

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY  
19471 - 72 AVE  
SALE OF A PORTION OF  
CITY PARKLAND**

**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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