

NO: R201

COUNCIL DATE: September 13, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 8, 2010**

FROM: **General Manager, Engineering**

FILE: **0870-40-56**

SUBJECT: **Acquisition of Property at 13440 - 105 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 13440 – 105 Avenue (PID No. 007-556-365) for the purpose of assembly with the adjacent City-owned parcels.

DISCUSSION

1. **Property Location: 13440 – 105 Avenue**

The property at 13440 – 105 Avenue is situated in the Surrey City Centre core and is contiguous to an assembly of five lots owned by the City of Surrey (the “City”) and the Surrey City Development Corporation (“SCDC”) on the east side of University Drive between 104 Avenue and 105 Avenue, as illustrated on the attached Appendix 1 – Aerial Photograph of Site.

The property has an area of 15,372 ft.² (0.35 acres) and is vacant.

2. **Zoning, Plan Designations, and Land Use**

The subject property is zoned RF (Single Family Residential) and designated Medium-High Density Residential in the Surrey City Centre Land Use and Density Concept plan, with an FAR of 3.5.

3. **Purpose of the Acquisition**

The purpose of the acquisition is to allow the assembly of this parcel with the adjacent SCDC/City-owned parcels, which will enhance the development potential of the combined properties for medium-high density residential use. The purchase will also prevent the subject property from becoming an “orphaned” lot, which would occur if the subject property was not included in the future development of the existing City/SCDC lands.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the subject lot. This agreement is supported by an appraisal, and is subject to City Council approval on or before September 16, 2010. Sale completion is scheduled to take place on September 21, 2010.

5. Sustainability Considerations

The proposed property purchase supports the Sustainability Charter's goal of developing a vibrant City Centre and concentrating employment in areas that are well serviced by public transportation.

6. Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available from approved SCDC funding.

CONCLUSION

This acquisition will add value to adjacent City land holdings in the City Centre and the combined holdings should further appreciate over time as the new City Hall is constructed on a nearby site on the south side of 104 Avenue.

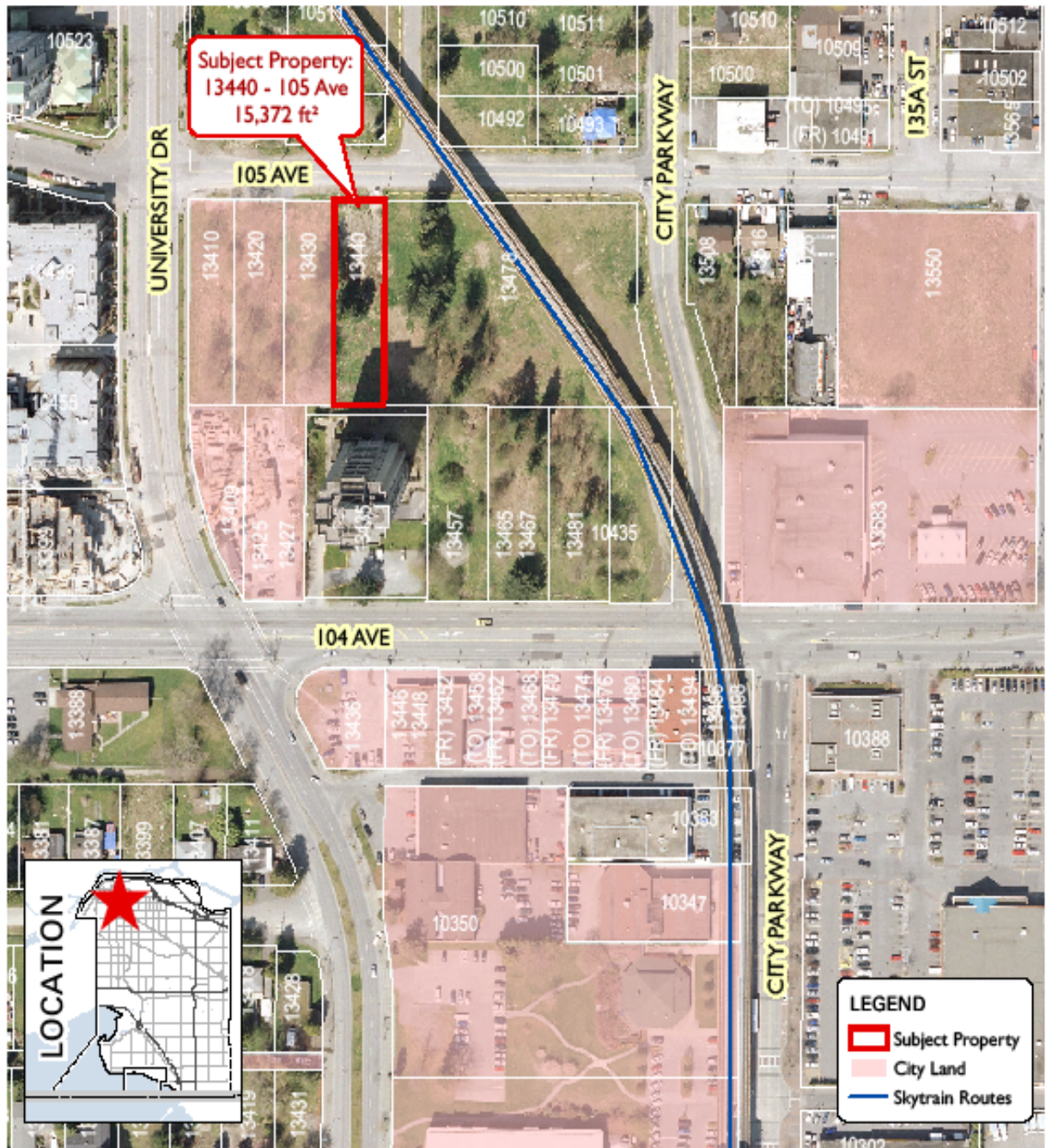
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I – Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: Sept. 8, 2010, CS

Date of Aerial Photography: April 2009



SUBJECT PROPERTY
13440 - 105 Avenue
PROJECT: 0870-40/56

**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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