

NO: R216

COUNCIL DATE: October 18, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 15, 2010**

FROM: **General Manager, Engineering**

FILE: **o870-20/426D**

SUBJECT: **Acquisition of Property at 10281 University Drive**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 10281 University Drive (PID No. 012-326-895) for civic purposes.

## DISCUSSION

### 1. **Property Location: 10281 University Drive**

The property at 10281 University Drive is situated in the Surrey City Centre west of the new City Hall/Civic Plaza Project on the west side of University Drive between 102 A Avenue and 103 Avenue. The location of the property is illustrated on the attached Appendix 1 – Aerial Photograph of Site.

The property has an area of 7,039 ft<sup>2</sup> and is improved with a single-family residential dwelling.

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

The subject property is zoned RF (Single Family Residential) and designated High Density Residential in the Surrey City Centre Land Use and Density Concept plan, with a FAR of 5.5.

### 3. **Purpose of the Acquisition**

The main purpose of the acquisition is for the realignment of 103 Avenue west of University Drive as part of the ultimate Surrey City Centre Road Network. Future assembly of the residual with adjacent parcels to the west would result in a development site. There will also be a need for interim parking for the North Surrey Recreation Centre in conjunction with redevelopment of the site on which the Recreation Centre parking lot is situated. The subject property would be suitable to use as a parking lot for the North Surrey Recreation Centre as a temporary use.

#### **4. Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners. This agreement is supported by an appraisal, and is subject to City Council approval on or before October 19, 2010. Sale completion is scheduled to take place on November 3, 2010.

#### **5. Sustainability Considerations**

The proposed property purchase supports the Sustainability Charter's goals of developing a vibrant City Centre, establishing an equitable distribution of services and amenities for Surrey residents and providing a full range of transportation services across the City.

#### **6. Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available in the Municipal Land Reserve.

### **CONCLUSION**

The proposed acquisition will support the realignment of 103 Avenue west of University Drive as part of the ultimate Surrey City Centre Road Network. This acquisition will also add to the City land holdings in support of further development in the City Centre area. On this basis, it is recommended that Council approve the purchase of the property at 10281 University Drive (PID No. 012-326-895) for civic purposes.

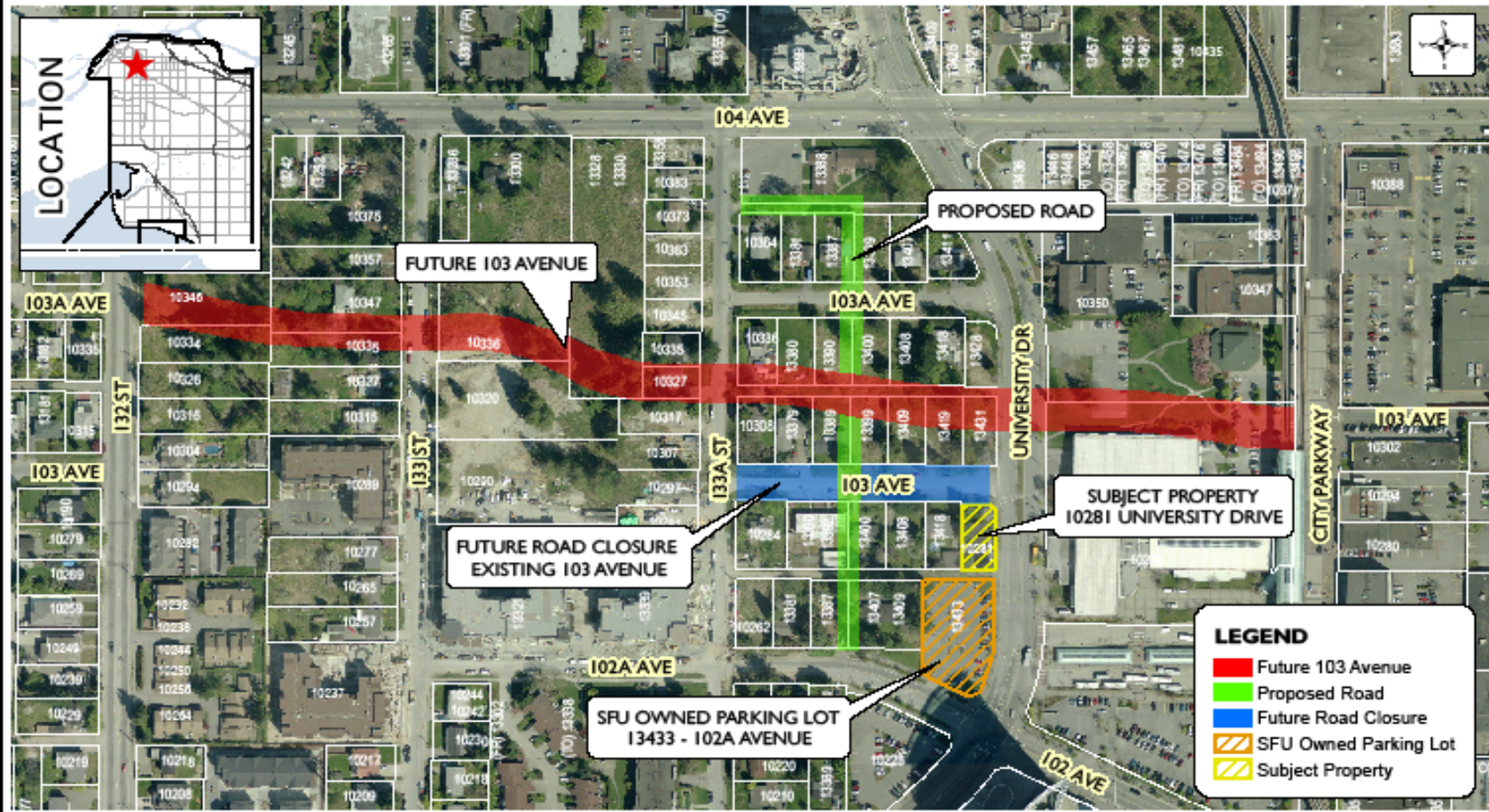
Vincent Lalonde, P.Eng.  
General Manager, Engineering

NR/amg

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Appendix I – Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: October 1, 2010, AW

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY:  
10281 UNIVERSITY DRIVE**

**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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