

NO: R233

COUNCIL DATE: November 15, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 10, 2010**

FROM: **General Manager, Engineering**

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

SUBJECT: **Acquisition of Property at 13400 – 103 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 13400 – 103 Avenue (PID No. 011-262-303) for civic purposes.

DISCUSSION

1. **Property Location: 13400 – 103 Avenue**

The property at 13400 – 103 Avenue is situated in the Surrey City Centre west of the new City Hall/Civic Plaza Project on the west side of University Drive between 102A Avenue and 103 Avenue. The location of the property is illustrated on the map attached as Appendix I.

The property has an area of 8,363 ft.² 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 an FAR of 5.5.

3. **Purpose of the Acquisition**

The purpose of the acquisition is to facilitate 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 east will result in better development sites. 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 currently situated. The subject property would be suitable for use as a temporary parking lot for the North Surrey Recreation Centre.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner. This agreement is supported by an appraisal and is subject to City Council approval on or before November 16, 2010. Sale completion is scheduled to take place on November 30, 2010.

5. Sustainability Considerations

The proposed property purchase supports the Sustainability Charter's goal 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 13400 – 103 Avenue (PID No. 011-262-303) for civic purposes.

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: November 7, 2010, JJR

Date of Aerial Photography: May 2010



**SUBJECT PROPERTY:
13400 103 AVENUE**

**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 size, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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