

The proposed sale of the 189 m² area of City parkland was identified in the June 7, 2010 Planning Report to Council related to development Application No. 7906-0294-00, which was supported by Council. The Parks, Recreation & Culture Department supports the recommendations of this report.

3. Land Value

The applicants have agreed to provide compensation to the City based on the market value of the 189 m² of land as determined by a qualified appraiser.

Since the property was acquired through dedication for park purposes, the proceeds of this sale will be placed in the Parkland Acquisition Reserve Fund for use in funding purchases of other parkland by the City.

4. Park Closure Process

Subject to Council approval, a reference plan will be submitted to the Legislative Services Department requesting the introduction and adoption of a park closure by-law to dispose of the dedicated parkland. In accordance with Section 27 of the Community Charter, the City must obtain approval of the electors to enact a park closure by-law. The City will seek the approval of the electors by alternative approval process under Section 86 of the Community Charter after third reading of the By-law. The By-law will be advertised for two consecutive weeks in a local newspaper in accordance with Section 94 of the Community Charter, and the advertisement will give a deadline date of 30 days from the second advertisement for the submission of elector responses. After the deadline date, Council will be asked to give Final Adoption to the By-law, unless 10% or more of the electors object to the park closure.

Upon Final Adoption, the park closure by-law will be registered at the Land Title Office to obtain legal title to the closed park area. The rezoning by-law for the related development project will similarly be forwarded to Council for final adoption, which will be followed by the approval of the subdivision plan. The City will then transfer the closed parkland to the applicants and the registration of the transfer documents will occur concurrently with the filing of the approved subdivision plan and receipt of funds by the City.

5. Sustainability Considerations

The proposed disposition of parkland will provide the City with important connections to the Semiahmoo Trail system, while facilitating an orderly subdivision layout. The proposed sale supports the achievement of sustainable land uses and development, and the broad Sustainability Charter objective of appropriate land uses throughout the City. In particular, it supports the following Sustainability Charter Scope actions:

- EN13: Expediting the completion of a continuous Greenway, bicycle, and trail system throughout the City; and
- EN12: Continuing to protect and remediate existing natural areas and to acquire additional new natural areas.

CONCLUSION

Approval of the closure for disposition of a portion of the parkland at 3294 - 145 Street will allow for the dedication as park of an equal area of more advantageously located parkland and will facilitate the orderly subdivision of land in the area.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mpr

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Appendices

- I. Aerial Photograph of Site
- II. Proposed Subdivision Site Layout

APPENDIX I AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property Area
- Park Dedication (15%)
- Park Addition
- City Parkland Lot
- Development Site
- Existing City Parks
- Lots
- Nature Trails

Produced by GIS Section: October 7, 2011, CS

Date of Aerial Photograph: April 2011



SUBJECT PROPERTY:
Portion of 3294 - 145 St
FILE: 0870-20/430

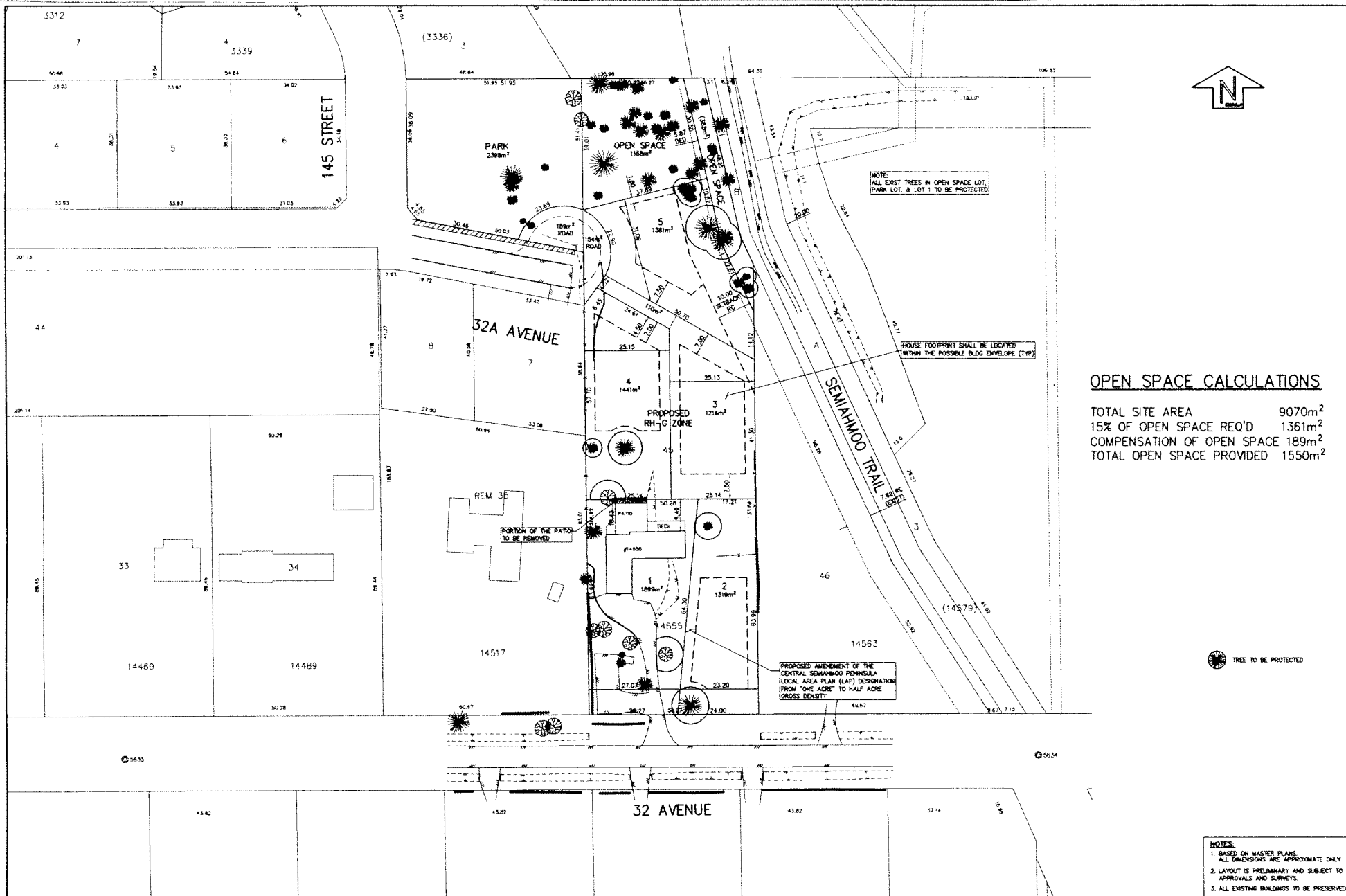
**ENGINEERING
DEPARTMENT**

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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APPENDIX II

Proposed Subdivision Site Layout



NOTES:

- BASED ON MASTER PLANS. ALL DIMENSIONS ARE APPROXIMATE ONLY.
- LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
- ALL EXISTING BUILDINGS TO BE PRESERVED.

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Drawn:	PH/LC	Mun. Dwg. No.			
Designed:	DH	Job No.	06-2362	DT	
P.W.:		Date	OCT /07	Revision	1
Approved:					

No.	Date	Notes	By	Ch.
1	10/06/02	NOTES REVISED	LC	RJ
		Revision		Ch.

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PRELIMINARY LOT LAYOUT
 SUBDIVISION AT #14555 - 32 AVENUE, SURREY, B.C.

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