

NO: **R108**

COUNCIL DATE: **May 28, 2012**

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 23, 2012**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

FILE: **0910-20/295**

SUBJECT: **Sale of Surplus Land at 14652 – 105A Avenue**

---

## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of a 28,804 ft.<sup>2</sup> area of surplus City parkland located at 14652 – 105A Avenue (PID No. 009-684-565) as generally described in this report and as illustrated in Appendix I attached to this report subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

## BACKGROUND

### 1. Property Description

The property located at 14652 – 105A Avenue is a vacant lot with an area of 40,990 ft.<sup>2</sup>. The City purchased the site in 1991 for the development of a neighbourhood park that was to extend over the adjacent Greater Vancouver Water District's reservoir lands at 14619 – 104A Avenue and the City parkland at 14620 – 105A Avenue (Whalley Reservoir). The Parks, Recreation & Culture Department later eliminated the subject property from its Master Plan. The Parks, Recreation & Culture Department has confirmed this property is surplus to its requirements.

### 2. Zoning, Plan Designations, and Land Uses

The subject property is zoned Single Family Residential (RF) Zone and designated "Multiple Residential" in Surrey's Official Community Plan.

## DISCUSSION

### 1. Purpose of the Disposition

The surplus parkland at 14652 – 105A Avenue as described in this report is proposed to be consolidated and developed with the adjacent, privately held lot at 14656 – 105A Avenue to create a site with a net developable area of 57,092 ft.<sup>2</sup>. The prospective purchaser is proposing a multi-family townhouse development on the assembled site in accordance with the land use designation in the OCP.

A requirement of the approval of the related subdivision will be the dedication of the full road allowance for 104A Avenue road along the south limit of the assembled site (14652 & 14656 – 105A Avenue). The City is retaining the area of the lot at 14652 – 105A Avenue that is

south of the alignment of 104A Avenue for future disposition and consolidation with the privately-held lot located immediately to the south at 14653 – 104 Avenue. Similarly, the area of the lot at 14656 – 105A Avenue south of the 104A Avenue alignment is also being reserved for future consolidation with 14653 – 104 Avenue.

The proposed disposal of City property has been circulated to all concerned City departments for review and there are no objections to the disposition.

As part of the disposition process staff will ensure that notice is issued in accordance with the provisions of Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

## 2. Land Value

Staff has negotiated a purchase and sale agreement for the northerly 28,804 ft.<sup>2</sup> of the subject property at current market value as determined by an independent appraisal. The offer is subject to the purchaser obtaining subdivision and rezoning approval for a multi-family development proposed for the consolidated lands (14652 & 14653 – 105A Avenue).

It is noted that all area calculations contained in this report are approximate and subject to final survey.

## SUSTAINABILITY CONSIDERATIONS

The proposed sale of the subject lot supports the objectives of the City's Sustainability Charter, more particularly, the economic goal of using the City's land base efficiently. It also supports the broad Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City.

## CONCLUSION

The subject property is surplus to the City's needs. The terms and conditions that have been negotiated for the proposed sale are considered reasonable. It is recommended that Council approve the sale of a 28,804 ft.<sup>2</sup> area of the lot at 14652 – 105A Avenue as generally described in this report. As the City purchased the property with parkland funding the sale proceeds will be placed in the Parkland Acquisition Fund.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

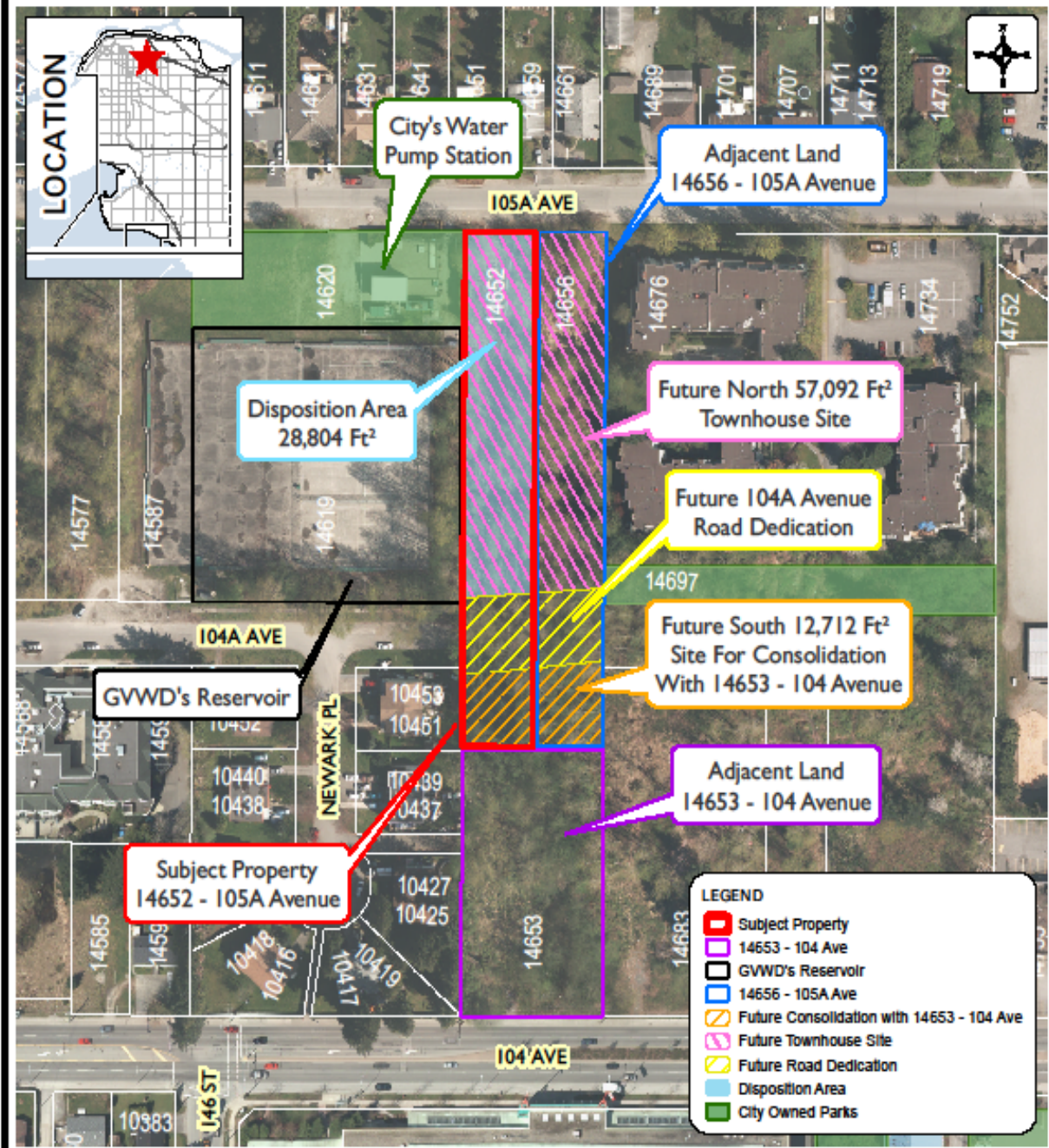
Vincent Lalonde, P.Eng.  
General Manager, Engineering

AW/mpr

g:\wp-docs\2012\admin\cr\05020917-aw (md).docx  
BRB 5/23/12 3:41 PM

Appendix I: Aerial Photo

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 2, 2012, AW8

Date of Aerial Photography: April 2011



**PARTIAL SALE OF CITY PARKLAND  
AT 14652 - 105A 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 sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Reality\AW-14652-105A\_Ave-AP.mxd