

NO: **R250**

COUNCIL DATE: **December 10, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 4, 2012**

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

FILE: **0870-20/483C/D/E**

SUBJECT: **Acquisition of Properties at 9671, 9677, and 9687 – 137 Street for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of each of the following properties as illustrated in Appendix I attached to this report:

- 9671 – 137 Street (PID: 010-038-850);
- 9677 – 137 Street (PID: 007-469-047); and
- 9687 – 137 Street (PID: 010-058-605)

for parkland all as generally described in this report.

DISCUSSION

1. Property Description:

The properties located at 9671, 9677 and 9687 – 137 Street are three contiguous lots, each having a site area of approximately 667 m² (7,178 ft.²). The two lots located at 9671 and 9687 – 137 Street, respectively, are each improved with an older, single family house, while the lot at 9677 – 137 Street is vacant. The three lots are located within the Surrey Memorial Hospital Precinct area of City Centre.

2. Zoning, Plan Designations, and Land Uses

All three of the lots are zoned Single Family (RF) Zone, and designated “Multiple Residential” in the Official Community Plan and “Mixed-Use” in the Surrey City Centre Land Use and Density Concept Plan with a Floor Area Ratio (FAR) of 3.5.

3. Purpose of the Acquisition

The subject lots have been identified as being at a suitable location for a neighbourhood park in the City Centre. The park will be modeled on the City’s Mini Park/Mini Plaza Policy that envisions a series of small neighbourhood parks within walking distance of all residents in the City Centre area. The neighbourhood in the vicinity of the subject lots is designated as a

“Mixed Use” area with a maximum Floor Area Ratio of 3.5. The park will also serve the staff of and visitors to the Surrey Memorial Hospital.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of each of the three lots, respectively, and in each case is subject to City Council approval on or before December 17, 2012. Sale completion is scheduled to take place on January 11, 2013.

5. Funding for Purchase

The Finance Department has confirmed that funds for these acquisitions are available in the Park Acquisition Program.

6. Sustainability Considerations

Acquiring the subject lots will assist in achieving the objectives of the City’s Sustainability Charter; in particular, the following Charter scope action items:

SC13: Creating an attractive, comfortable, walkable, and accessible public realm, including adequate places to rest for those with mobility challenges; and

EN13: Enhancing the Public Realm by the design of parks and natural areas.

CONCLUSION

The terms and conditions for the contracts to acquire each of the lots located at 9671, 9677, and 9687 - 137 Street, respectively, are considered reasonable. Based on the above discussion, it is recommended that Council approve the acquisition of these lots on the terms and conditions described in this report.

Laurie Cavan
General Manager
Parks, Recreation & Culture

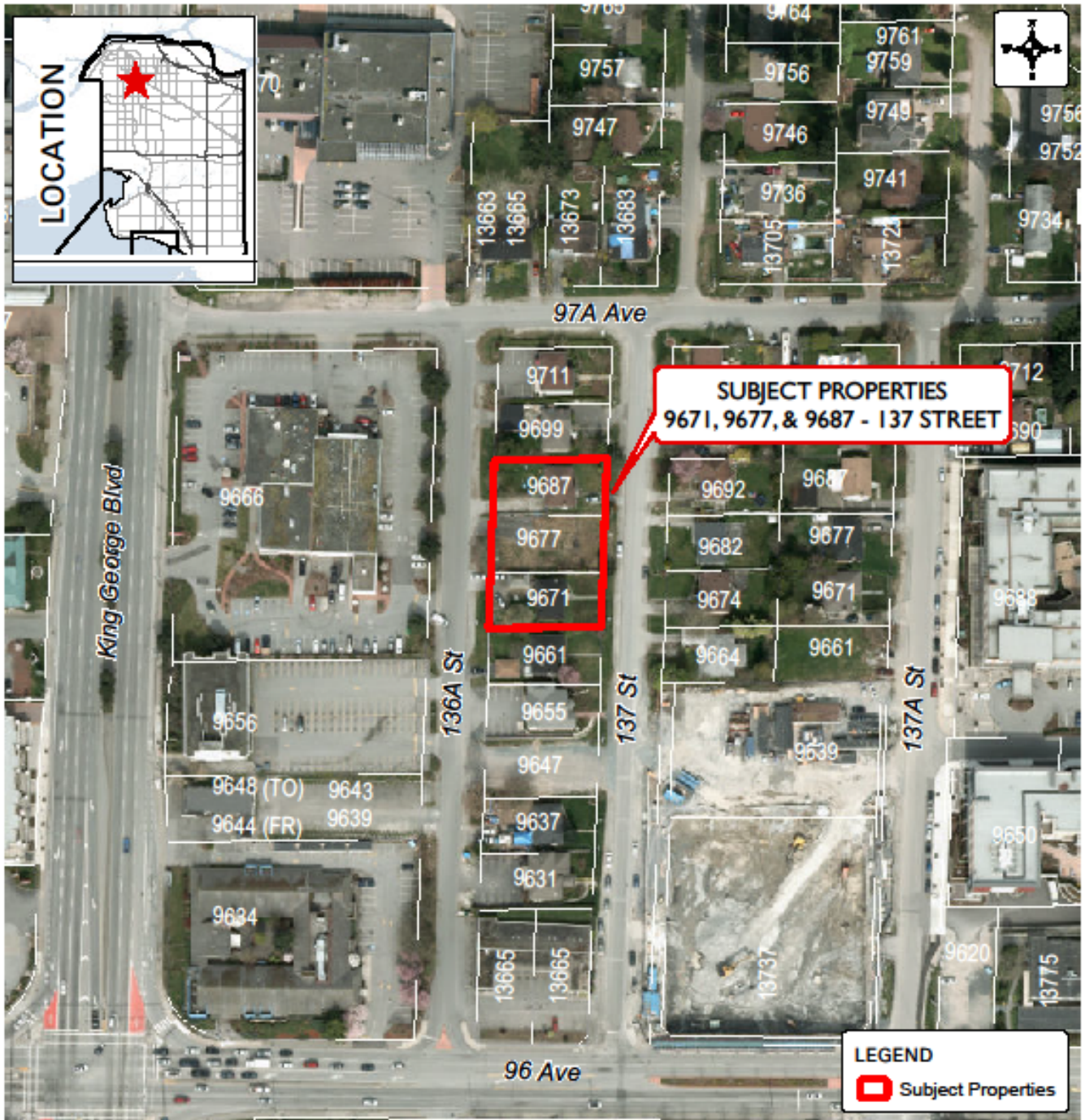
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mpr/brb

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Appendix I – Aerial Photograph of Properties

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: November 29-12, aw8



**AQUISITION OF
9671, 9677, & 9687 - 137 STREET
FOR PARKLAND**

**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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