

NO: **R009**

COUNCIL DATE: **January 28, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 16, 2013**

FROM: **General Manager, Engineering**

FILE: **o870-40/68
7912-0316-00**

SUBJECT: **Acquisition of Property at 13961 – 100 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 13961 – 100 Avenue (PID: 007-499-990) for the purpose of assembly with the three adjacent parcels for the purposes of supporting the redevelopment of the consolidated site, all as generally described in this report and as illustrated in Appendix I attached to this report.

DISCUSSION

1. **Property Description:**

The subject property located at 13961 – 100 Avenue (the “Property”) has an area of 836 m² (8,994 ft.²), and is improved with an older, single family house. It is partly impacted by a BC Hydro transmission corridor that runs along the westerly side of the Property, and it is contiguous to an assembly of three lots located to the east that are proposed for a mixed, primarily residential development project being advanced by the Phoenix Drug & Alcohol Recovery and Education Society (the “Phoenix Society”).

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

The Property is zoned Single Family (RF) Zone, is designated “Multiple Residential” in the Official Community Plan and is designated “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 purpose of the acquisition is to facilitate the consolidation of the Property into a land assembly incorporating the lots located at 13971, 13981 and 13991 – 100 Avenue for a mixed used, primarily residential development proposed (7912 – 0316-00) by the Phoenix Society (the “Project”). The Public Hearing for the Project occurred on January 14, 2013. Upon acquisition of the subject lot, the City will enter into agreements to sell the Property to the Phoenix Society in exchange for purchase of the property at 10029 – 140 Street, which the Phoenix Society has under option and which had originally been intended to be part of the land assembly for the Project. This purchase and sale process will be subject to separate City Council approval at a later date. Through the recommended acquisition and the subsequent purchase and sale, the

City will assist in establishing the preferred configuration for development of the lands within this block to the north of 100 Avenue west of 140 Street.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of the subject property and is subject to City Council approval on or before January 30, 2013. Sale completion is scheduled to take place on February 15, 2013.

5. Funding for Purchase

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

6. Sustainability Considerations

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

- SC6: Support the equitable distribution of services and amenities for Surrey residents by providing support for local service organizations, whether governmental or in the non-profit sector, for actions that are within the City's mandated responsibilities;
- SC9: Assist in achieving adequate, appropriate, and affordable housing targets; and
- SC16: Support the implementation of solutions to social services issues through actions that are within the City's mandated responsibilities.

CONCLUSION

The terms and conditions in the contract to acquire the Property are considered reasonable. Based on the above discussion, it is recommended that Council approve the acquisition of the Property on the terms and conditions as generally described in this report.

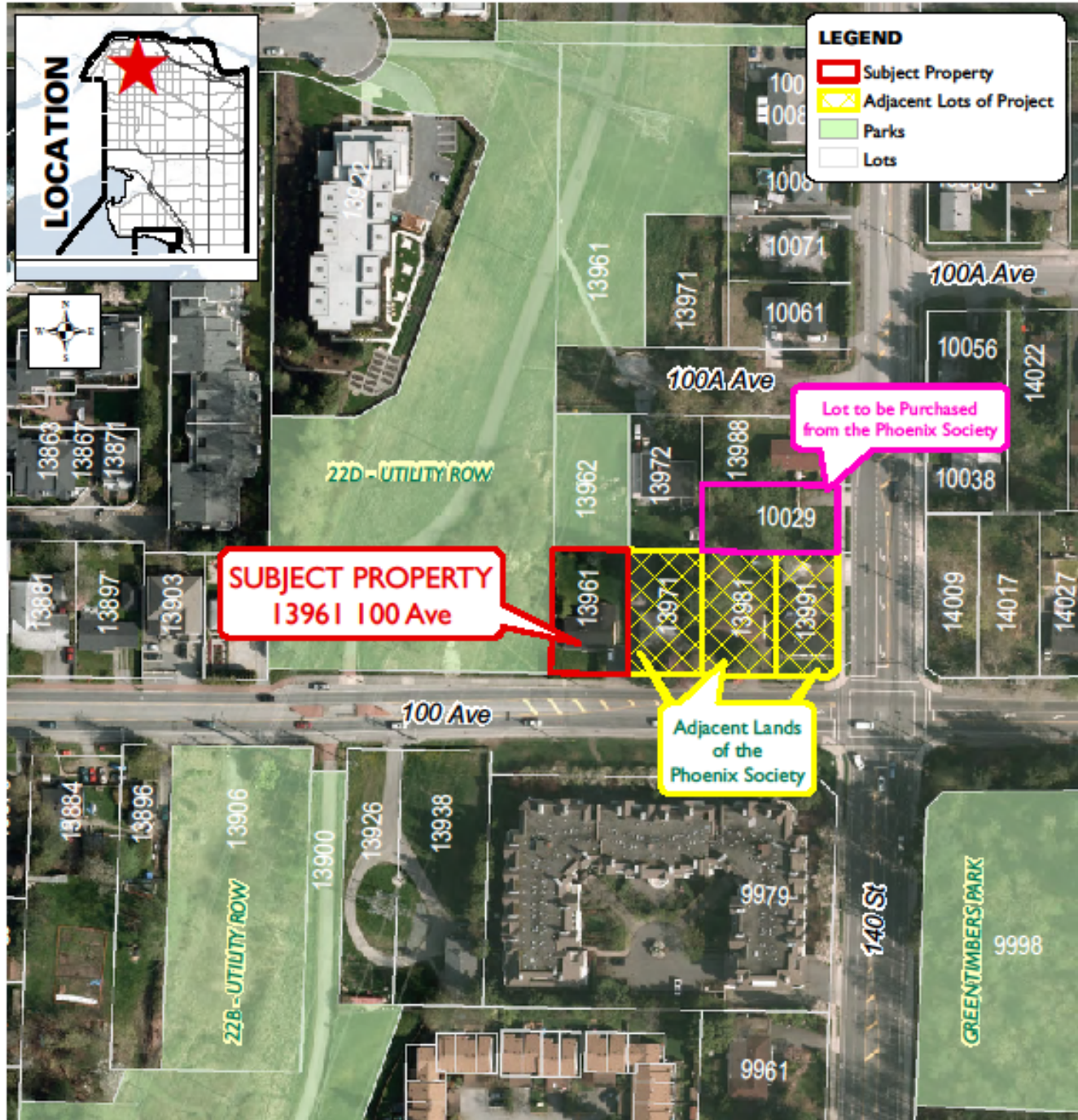
Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/NR/AW/mpr/brb

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Appendix I – Aerial Photograph of the Property at 13961 – 100 Avenue

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Jan-2013, C6S

Date of Aerial Photography: April 2012



SUBJECT PROPERTY:
13961 100 Ave
FILE: 0870-40/68
DEV. PROJECT: 7912-0316-00

**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.

Source: GISMAPPING\GIS\Map\Corporate\reports\realty\CS-13961_100Ave-AP.mxd