

NO: **R095** COUNCIL DATE: **May 27, 2013**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 22, 2013**
FROM: **General Manager, Engineering** FILE: **0870-50/351**
SUBJECT: **Sale of City Property at 13961 – 100 Avenue
and Acquisition of Land at 10029 – 140 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve:

1. the sale of the City-owned property at 13961 – 100 Avenue (PID 007-499-990); and
2. the acquisition of the privately-owned land at 10029 – 140 Street (PID 010-133-364);

both as described in this report and as generally illustrated on Appendix I and subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

BACKGROUND

The City property at 13961 – 100 Avenue is an 836 m² (8,994 ft.²) lot improved with an older residence. The City purchased this property in February 2013 to facilitate its consolidation into an assembly of the lots located at 13971, 13981 and 13991 – 100 Avenue for a proposed mixed-use project by Phoenix Drug & Alcohol Recovery and Education Society (the “Society”). Council approved the acquisition after considering Corporate Report No. R009; 2012, a copy of which is attached to this report as Appendix II.

The property at 10029 – 140 Street is an 814 m² (8,762 ft.²) vacant lot that was previously improved with an older residence but which is now vacant. Phoenix Society purchased this property with the intention that it would be incorporated within the assembly of the lands at 13971, 13981 and 13991 – 100 Avenue. As a result of pre-application discussions on the development of these lands it was concluded that the property at 10029 – 140 Street should be reserved for a future assembly with the lots located on the south side of 100A Avenue west of 140 Street and that the lot at 13961 – 100 Avenue should instead be included within the Society’s land assembly.

Each of the subject properties is zoned Single Family (RF) Zone and is 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.

DISCUSSION

Corporate Report No. Ro09; 2012, attached as Appendix II, outlined the City’s intention to undertake the concurrent purchase and sale of the lands at 10029 – 140 Street and 13961 – 100 Avenue, respectively.

It is proposed that the City sell to the Society the property at 13961 – 100 Avenue to facilitate its consolidation with the lots at 13971, 13981 & 13991 – 100 Avenue for a mixed-used project proposed by the Society under Development Application No. 7912-0316-00. This development will comprise a supportive housing component, transitional housing units, equity home ownership units, and a stand-alone innovation centre. The related Rezoning by-law for Development Application No. 7912-0316-00 was granted third reading by Council on January 28, 2013.

It is proposed that the City purchase the lot at 10029 – 140 Street from the Society and hold it for future disposition in relation to assembling it with the four lots along the south side of 100A Avenue west of 140 Street. The City already owns the lot located at 13962 – 100A Avenue.

The City and the Society will each transfer its respective property to the other at the market value of each property, respectively.

As part of the land 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.

SUSTAINABILITY CONSIDERATIONS

The proposed purchase and sale will assist in achieving the objectives of the City’s Sustainability Charter; more particularly, 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, with 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.

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 City property at 13961 – 100 Avenue was purchased for the purpose of incorporating it with other lots owned by the Society for redevelopment. The intention was that the City would transfer the lot at 13961 – 100 Avenue to the Society in exchange for the lot at 10029 – 140 Street that is owned by the Society. The terms and conditions for each of the purchase and the sale are considered reasonable. It is recommended that Council approve the sale of the lot at 13961 – 100 Avenue and the purchase of the lot at 10029 – 140 Street all as generally described in this report.

Vincent Lalonde, P. Eng.
General Manager, Engineering

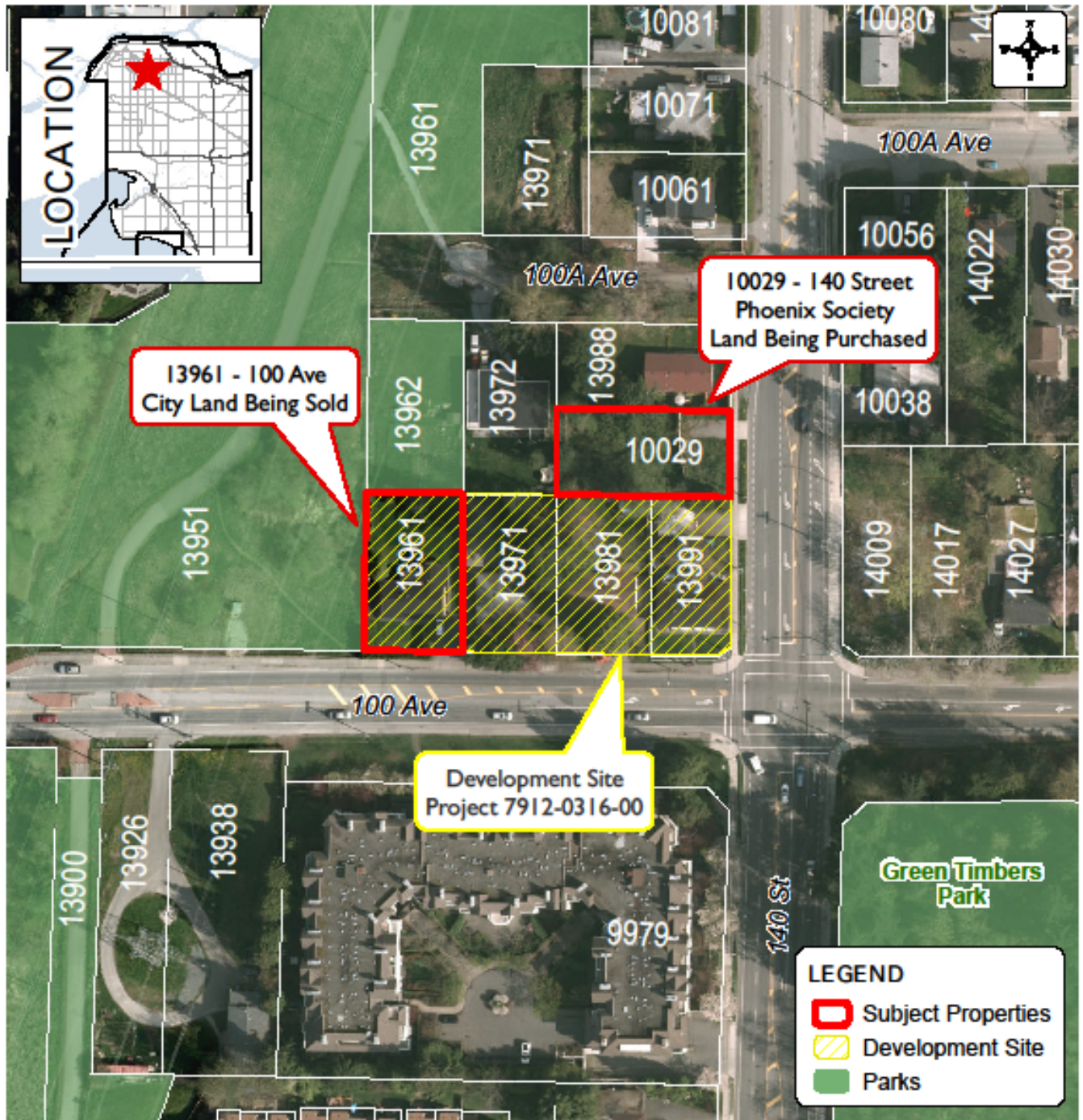
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Appendices

- I. Aerial Photograph of the lots at 13961 – 100 Avenue and 10029 – 140 Street
- II. Corporate Report No. Ro09; 2012

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May-13-13, aw8

Date of Aerial Photography: April 2012



**CONCURRENT PURCHASE AND
SALE OF LANDS AT
13961 - 100 AVENUE &
10029 - 140 STREET**

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

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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.

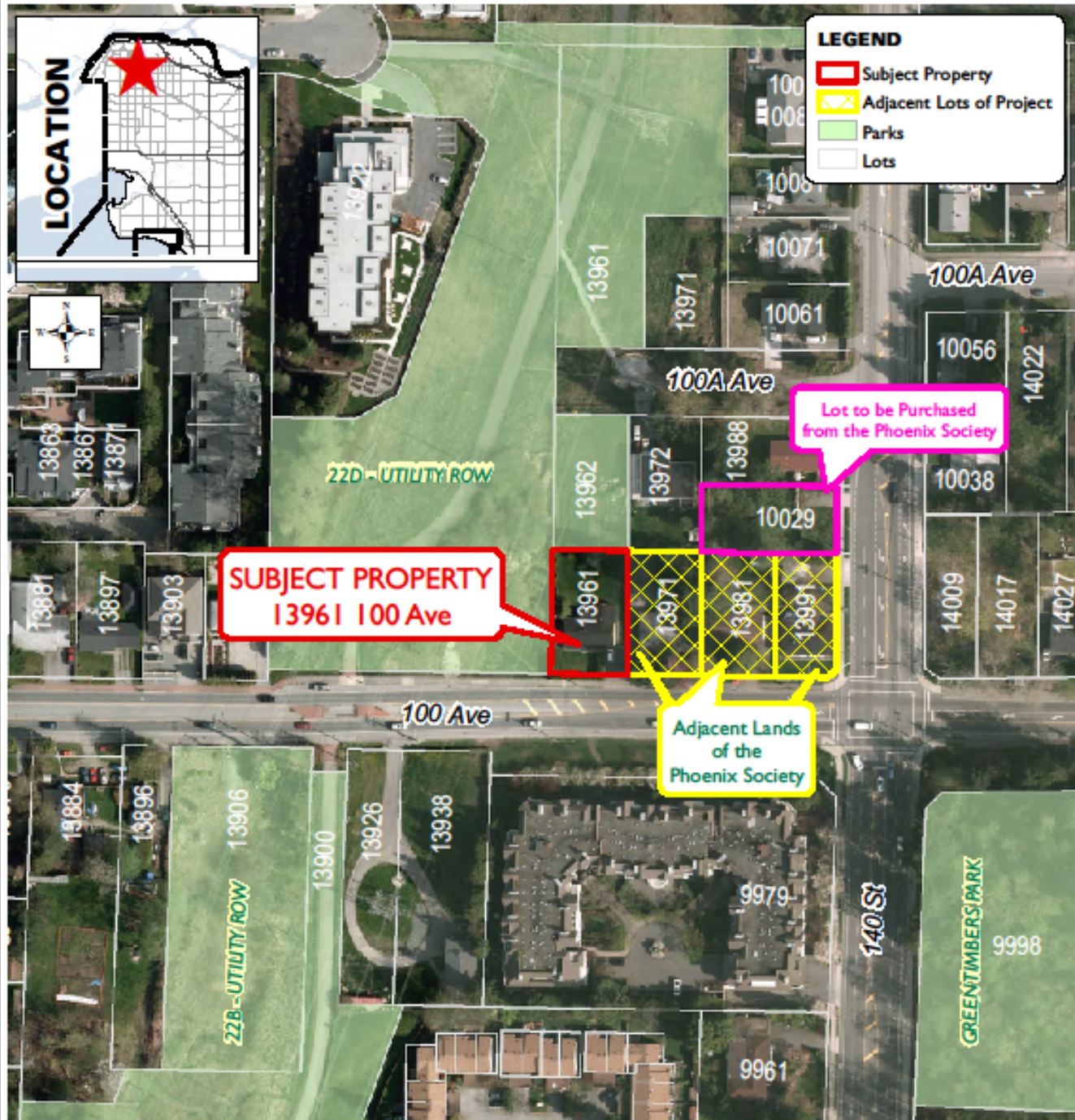
Vincent Lalonde, P.Eng.
General Manager, Engineering

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

APPENDIX I AERIAL PHOTOGRAPH OF SITE



SUBJECT PROPERTY
13961 100 Ave

Lot to be Purchased
from the Phoenix Society

Adjacent Lands
of the
Phoenix Society

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.
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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