

NO: **R029**

COUNCIL DATE: **FEBRUARY 24, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 17, 2014**

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

FILE: **0870-20/189F**

SUBJECT: **Purchase of an Area of Land at 19080 – 72 Avenue, the Sale of Land at 19010 & 19050 - 72 Avenue and 7124 - 190 Street and the Closure and Sale of 71A Avenue East of 190 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend, subject to compliance with the notice provisions under Section 26 and 94 of the Community Charter, SBC, 2003, Chap 26, that Council:

1. approve the acquisition from the Greater Vancouver Water District of portions of the property located at 19080 – 72 Avenue (PID: 003-989-119) having a combined area of 7,106.5 m² (76,494 ft.²) for park and road purposes all as generally described in this report and as illustrated on Appendix I attached to this report;
2. approve the sale to the Greater Vancouver Water District of a portion of the City properties located at 19010 & 19050 – 72 Avenue, and 7124 – 190 Street (respectively PIDs: 026-064-910; 003-989-101; and 026-064-928), and the adjacent 71A Avenue road allowance, having a combined area of 7,106.5 m² (76,494 ft.²) for reservoir expansion purposes all as generally described in this report and as illustrated on Appendix I attached to this report; and
3. authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of a 465.3 m² (5,008 ft.²) area of the 71A Avenue road allowance east of 190 Street, of which 138 m² (1,485 ft.²) will be sold to Greater Vancouver Water District and the remaining 327.3 m² (3,523 ft.²) consolidated with adjacent City lands, all as generally described in this report and as illustrated on Appendix I attached to this report.

DISCUSSION

1. Property Description:

- (i) 19080 – 72 Avenue (owned by the Greater Vancouver Water District Land (GVWD))

The property at 19080 – 72 Avenue is an irregular shaped parcel having an area of 10,818 m² (116,444 ft.²), which is improved with a reservoir.

- (ii) 19010 & 19050 – 72 Avenue, 7124 – 190 Street and adjacent 71A Avenue road allowance (City-owned Land)
 - (a) The property at 19010 – 72 Avenue has an area of 5,227 m² (56,260 ft.²), is partly improved as a water pump station, and is held in the Parks Department land inventory.
 - (b) The property at 19050 – 72 Avenue has an area of 11,306 (121,694 ft.²) and is vacant.
 - (c) The property at 7124 – 190 Street has an area of 5,053 (54,389 ft.²), is vacant and is held in the Parks Department’s land inventory.
 - (d) 71A Avenue adjacent to the above-referenced properties is currently being used to provide access to the City pump station at 19010 – 72 Avenue. A 465.3 m² (5,008 ft.²) area of this road allowance, which is currently not improved, is proposed to be closed for consolidation with adjacent properties.

2. Zoning, Plan Designations, and Land Uses

All of the above-referenced properties are zoned One-Acre Residential (RA) Zone, and are designated Suburban in the Official Community Plan. In the East Clayton Neighbourhood Concept Plan, the property at 19010 – 72 Avenue is designated “15-25 UPA (Medium-High Density) Residential”, the properties at 19050 & 19080 – 72 Avenue are designated in part “School and Park Site” and in part “Public Open Space/Park”. The property at 7124 – 190 Street is designated “School and Park Site.”

3. Reason for the Land Exchange

The City is purchasing land with an area of 7,106.5 m² (76,494 ft.²) portion from the GVWD land at 19080 – 72 Avenue and simultaneously selling to the GVWD an equal area of City-owned land from the lots at 19010 & 19050 – 72 Avenue and 7124 – 190 Street and from the adjacent 71A Avenue road allowance, all for the purpose of creating functional sites to facilitate, firstly, the development of a community park adjacent to Hazelgrove Elementary School, as identified on the East Clayton Neighbourhood Concept Plan, and, secondly, the expansion/development of the GVWD East Clayton Reservoir facility.

A portion of the land being acquired by the City having an area of 285.6 m² (3,074 ft.²) will be dedicated as road for 72 Avenue. The remaining 6,820.9 m² (73,420 ft.²) area of land being acquired by the City will be consolidated with other City-owned land and will be subdivided to create Hazelgrove Park, a pump station lot, and a mini park lot, all as illustrated in Appendix II attached to this report.

The proposed purchase and sale of land as recommended in this report has been circulated to all potentially concerned City Departments for review. No objections to the land purchase and/or sale have been raised. In addition, there are no funding requirements associated with this land exchange.

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

4. Land Value

The acquisition of the 7,106.5 m² (76,494 ft.²) area of the GVWD lot at 19080 – 72 Avenue and the disposition to the GVWD of City lands from 19010 & 19050 – 72 Avenue, 7124 – 190 Street, and the adjacent 71A Avenue road allowance are each intended to be transacted at their market values as determined by a qualified staff appraiser. However, as the areas and values are the same between the respective participants to this transaction, no monies are being exchanged.

SUSTAINABILITY CONSIDERATIONS

The proposed purchase and sale of lands supports the broad Sustainability Charter objective of sustainable land uses and development throughout the City. The proposed land purchase and land sale support the following Sustainability Charter scope actions:

SC6 Accessible and appropriately located services within the City, including recreational arts, culture, and customer service locations; and

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

CONCLUSION

The proposed purchase and sale will result in the City and the GVWD each having reconfigured sites that are functional for their intended uses, which are respectively the development of a community park and the expansion and redevelopment of a GVWD reservoir facility. The terms and conditions that have been negotiated for the proposed land purchase and land sale are considered reasonable.

It is recommended that Council approve the acquisition of a 7,106.5 m² (76,494 ft.²) area of land from the lot at 19080 – 72 Avenue and the concurrent sale of an equal area of the City-owned land from the lots at 19010 & 19050 – 72 Avenue and 7124 – 190 Street and from the adjacent 71A Avenue road allowance, all as generally described in this report.

Laurie Cavan
General Manager
Parks, Recreation & Culture

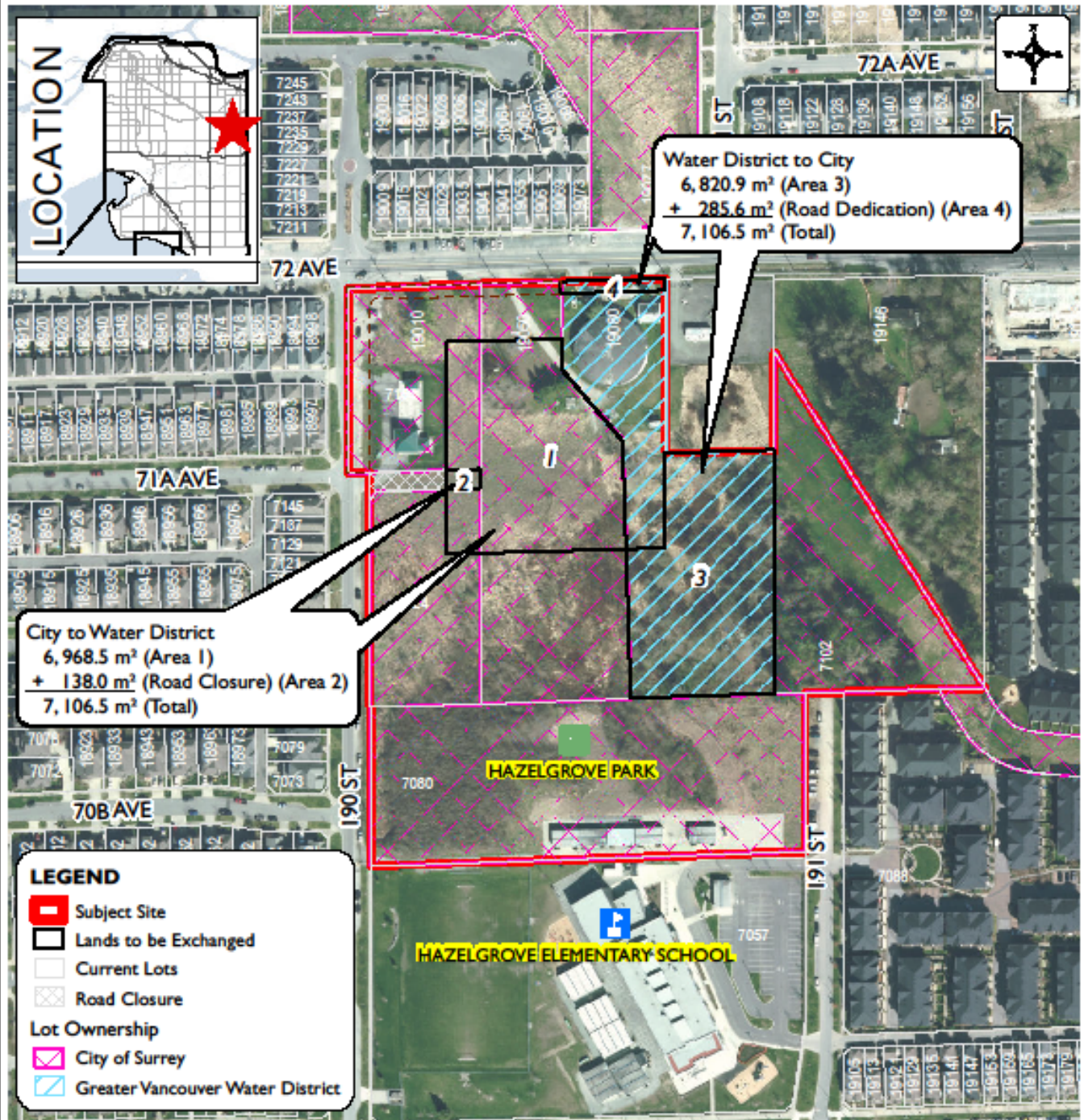
Gerry McKinnon
Acting General Manager,
Engineering

AW/amg/brb


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Appendix I - Aerial Photograph of Subject Lots
Appendix II - Aerial Photograph of Future Lots

APPENDIX I AERIAL PHOTOGRAPH OF SUBJECT LOTS



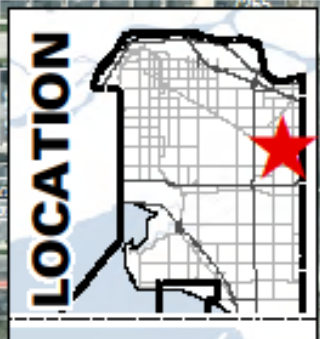
Produced by GIS Section: 17-Feb-2014, AWB Date of Aerial Photography: March 30, 2013

 <p>CITY OF SURREY <i>the future lives here.</i></p>	<p>LAND TRANSACTION BETWEEN GREATER VANCOUVER WATER DISTRICT & CITY OF SURREY</p>	<p>ENGINEERING DEPARTMENT</p>
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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. Source: G:\MAPPING\GIS\Map\Corporate\Report\Res by CS-Metro\Info\COSLandExchangeAppl-AP.mxd

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

APPENDIX II AERIAL PHOTOGRAPH OF FUTURE LOTS



Produced by GIS Section: 17-Dec-2013, C6S

Date of Aerial Photography: March 30, 2013



**LAND TRANSACTION BETWEEN
GREATER VANCOUVER WATER DISTRICT
& CITY OF SURREY**

**ENGINEERING
DEPARTMENT**

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