

NO: **R126**

COUNCIL DATE: **JULY 7, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 26, 2014**

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

FILE: **0910-20/478**

SUBJECT: **Sale of Surplus City Property at 6282 - 129 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of surplus City property located at 6282 – 129 Street (PID No. 003-404-595) as generally described in this report, and as illustrated on the map attached to this report as Appendix I.

BACKGROUND

The property located at 6282 – 129 Street is a 937 m² (10,086 ft.²) vacant lot, zoned Single Family Residential (RF) and designated Urban in the Official Community Plan.

The property was conveyed to the City in 1981 as a parkland requirement for a residential subdivision in West Newton. It is an undeveloped “tot-lot” park that is planted with grass. The Parks, Recreation and Culture Department has determined that this property is surplus to its requirements and can be sold as a residential building lot.

DISCUSSION

Advertisements related to the availability of the subject property for sale were placed in the local newspapers during April and May 2014 in compliance with the notice provisions of Section 26 and 94 of the Community Charter, SBC, 2003, Chap. 26. To maximize exposure, the property was also concurrently listed for sale with the Fraser Valley Real Estate Board Multiple Listing Service. Three offers were received as a result of these marketing efforts by the close of this offering. Staff is recommending the sale be approved to the proponent that has offered the highest price for the property, which is consistent with the appraisal for the property.

Current park planning efforts aim to locate neighbourhood parks within 400 metres of residences in any new residential area. While this is an established neighbourhood where prior standards suggest that parks should be within 600 metres of residences, this area is well served with parks, such as the Newton Reservoir Park, West Newton Cricket Park, Corrigan Park, Tamanawis Park, and the newly opened Panorama Park, all as illustrated on the attached Appendix I.

Small park lots that are enclosed on three sides by homes have proven to be problematic. Issues include the following: a) unwanted night time activity leading to disturbance for neighbours who live in very close proximity; b) reduced visibility onto these sites, which do not meet current “Crime Prevention Through Environmental Design” standards – current practice is to have small parks open to streets on two or more sides; and c) the limited parcel size restricts the types of play apparatus that can be deployed, and leaves little room for passive park use.

The proceeds of this sale will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parkland by the City.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of the City property supports the objective of the City’s Sustainability Charter, more particularly, the economic goal of using the City’s land base efficiently, which contributes to the City’s financial sustainability. This outcome supports the City Sustainability Charter scope action:

EC1: Corporate Economic Sustainability.

CONCLUSION

It is recommended that Council approve the sale of the surplus City property at 6282 – 129 Street to the proponent that has submitted the highest offer to purchase.

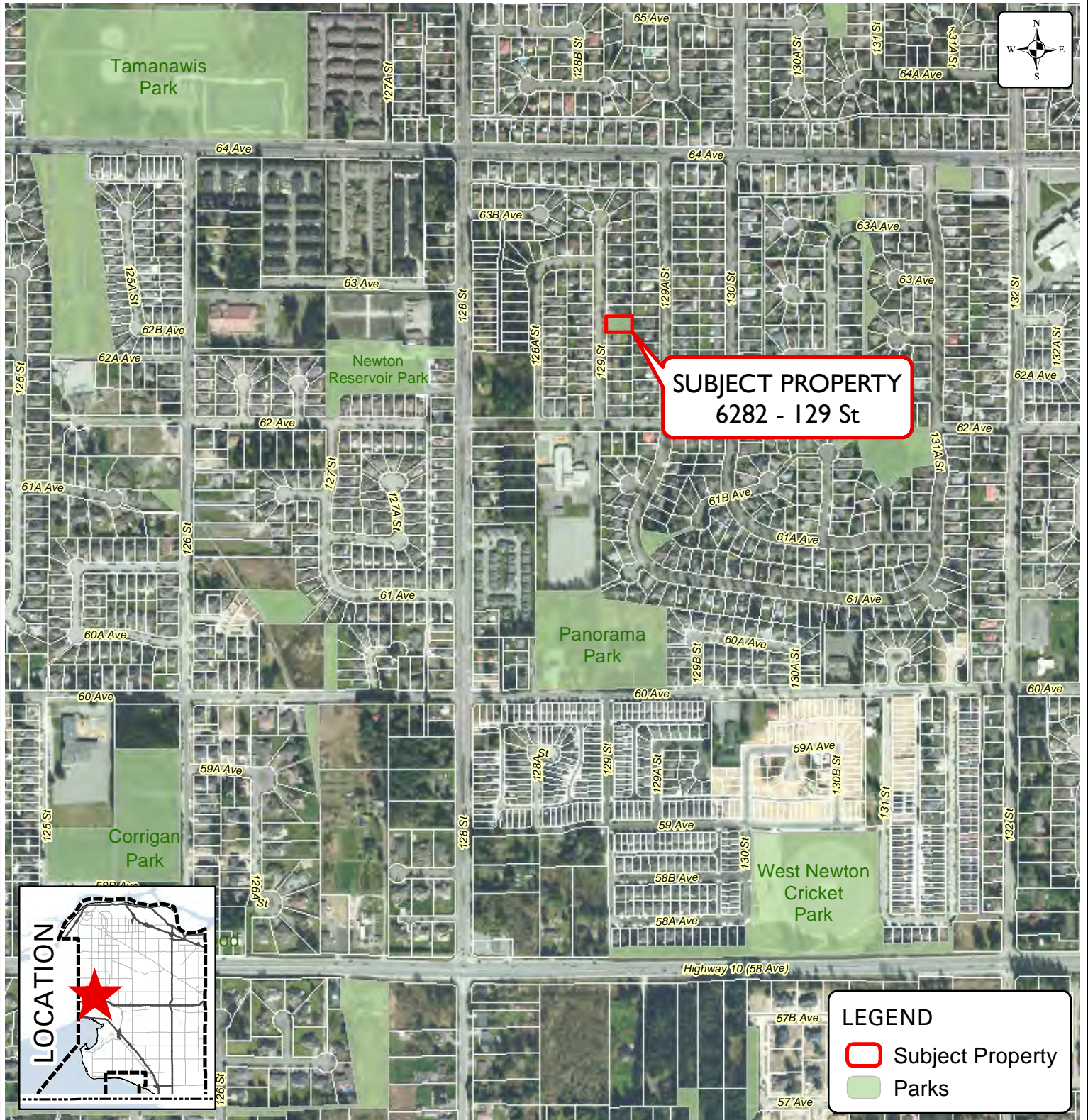
Gerry McKinnon
Acting General Manager
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Laurie Cavan
General Manager
Parks, Recreation & Culture

NR/OC/AW/amg/ras

Appendix I - Aerial Photograph of the Property at 6282 – 129 Street

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 25-Jun-2014, EM9



Sale of City Property at
6282 - 129 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. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\EM-6282_129St-AP_v2.mxd