

NO: R175

COUNCIL DATE: July 25, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 4, 2016**

FROM: **General Manager, Engineering** FILE: **1715-7010**

SUBJECT: **Purchase and Sale of Lands within City Centre: 13773 – 108 Avenue and 13464 Bolivar Crescent**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve the purchase of property located at 13773 – 108 Avenue (PID: 011-184-353), as described in this report and as illustrated on the map attached to this report as Appendix “I”, for the purpose of a future road connection as identified in the Surrey City Centre Land Use Plan; and
2. Approve the sale of City property located at 13464 Bolivar Crescent (PID: 001-505-939), as described in this report and as illustrated on the map attached to this report as Appendix “I”, subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c.26*.

## BACKGROUND

### Property Descriptions

#### ***13773 - 108 Avenue***

The property at 13773 – 108 Avenue (the “Private Property”) is an irregular shaped parcel located within City Centre. The Private Property has a parcel size of 940 m<sup>2</sup> (10,118 ft.<sup>2</sup>), zoned RF (Single-Family Residential), is vacant and designated “Low to Mid Rise up to 2.5 FAR” in the Surrey City Centre Land Use Plan, as illustrated in the extract attached as Appendix “II”.

#### ***13464 Bolivar Crescent***

The property at 13464 Bolivar Crescent (the “City Property”) is an irregular shaped parcel located within City Centre. The parcel size is 1,211 m<sup>2</sup> (13,034 ft.<sup>2</sup>), zoned RF (Single-Family Residential), is vacant and designated “Low to Mid Rise up to 2.5 FAR” in the Surrey City Centre Land Use Plan. The City purchased this lot in 1986 as part of the City Centre ring road future connection. The necessary road requirements have been dedicated from this parcel and the remainder land is deemed surplus to the City’s transportation needs.

## **DISCUSSION**

### **Reason for the Acquisition and Disposition**

The acquisition of the Private Property will accommodate the future road connection between 108 Avenue and Larner Road/Cowan Road, as illustrated in the attached Appendix “II”.

In January 2016, the City received a building permit application for the Private Property to construct a single-family dwelling, in accordance with the existing zoning; however, the proposed single-family dwelling location would be directly within the future road alignment connection between 108 Avenue and Larner Road/Cowan Road. The owners of the Private Property have explored alternative locations in which to construct a single-family dwelling but have experienced challenges due to the current real estate market conditions. This circumstance has created a unique condition. In order to address this unusual situation, staff have proposed to sell the City Property at 13464 Bolivar Crescent to the owners of the Private Property, subject to Council’s approval. In return, the owners of the Private Property will sell 13773 – 108 Avenue to the City to accommodate the City’s future road connection requirements.

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

### **Land Values**

The purchase and sale agreements for both the Private Property and City Property have been negotiated with the owners of the Private Property and are supported by appraisals.

The City will receive payment of the net difference between the acquisition value and disposition value of the lands, which will be placed in the Transportation Acquisition Reserve Fund for use in funding other purchases within the City.

### **Sustainability Considerations**

The proposed acquisition and disposition of property supports the objectives of the City’s Sustainability Charter. In particular, the acquisition and disposition relates to the Sustainability Charter themes of Built Environments and Neighbourhoods, Infrastructure, and Inclusion. Specifically, the acquisition and disposition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design SD 4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations; and
- Housing DO12: Everyone in Surrey has a place to call home.

## **Funding the Purchase**

The Finance & Technology Department has confirmed that funds for this acquisition are available in the 2015 Non-Arterial Property Acquisition Fund.

## **CONCLUSION**

The terms and conditions that have been negotiated for the proposed acquisition and disposition are considered reasonable. The acquisition of the Private Property will assist in providing land for a future road connection and the widening of existing roads as envisioned in the Surrey City Centre Land Use Plan. The disposition of the City Property will fulfill the property replacement needs of the owners of the Private Property and utilize surplus land within the City Centre.

Fraser Smith, P.Eng., MBA  
General Manager, Engineering

NR/EF/amg/clr

Appendix "I"- Aerial Photograph of Private Property (13773 -108 Avenue) and City Property  
(13464 Bolivar Crescent)

Appendix "II"- Extract of Surrey City Centre Land Use Plan – July 2013



AERIAL PHOTOGRAPH OF SITE



City Property  
 13464 - Bolivar Crescent  
 13,034 ft<sup>2</sup>

Private Property  
 13773 - 108 Avenue  
 10,118 ft<sup>2</sup>

**LEGEND**

- City Property
- Private Property
- Parks

Produced by GIS Section: 30-Jun-2016, EM9

Aerial Photo: April 5, 2015

Scale: 1:4,500 0 40 M

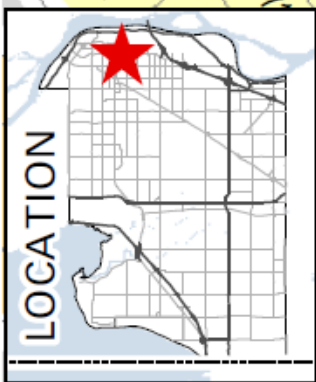


**SUBJECT PROPERTIES**  
 13773 - 108 Avenue &  
 13464 - Bolivar Crescent

**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.





Produced by GIS Section: 30-Jun-2016, EM9

Aerial Photo: April 5, 2015

Scale: 1:2,000 0 10 M



Extract of Surrey City Centre  
Land Use Plan – July 2013

ENGINEERING  
DEPARTMENT