

NO: R170

COUNCIL DATE: July 23, 2018

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 19, 2018**

FROM: General Manager, Engineering **FILE: 0870-20/328I**
General Manager, Parks, Recreation & Culture

SUBJECT: Acquisition of Property at 13509 – 98B Avenue for Parkland Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 13509 – 98B Avenue (PID: 010-010-025), as illustrated on the attached Appendix “I”, for parkland purposes.

INTENT

The intent of this report is to seek Council’s approval to purchase the property at 13509 – 98B Avenue, for parkland purposes, as an addition to Holland Park in Surrey City Centre.

BACKGROUND

Property Description:

The property at 13509 – 98B Avenue (the “Property”) is an 8,307 ft.² rectangular shaped lot that backs onto Holland Park in Surrey City Centre. The Property is improved with a 1950’s built residence.

Zoning, Plan Designations, and Land Uses

The Property is zoned Single Family Residential (“RF”) and is designated “Multiple Residential” in the Official Community Plan and “Park” on Surrey City Centre Plan.

DISCUSSION

Purpose of the Acquisition

The acquisition of the Property will provide expansion land for Holland Park. Fifteen properties within the subject block of 98B Avenue were identified for acquisition to provide additional space for the expansion of Holland Park. Two properties will remain for future acquisition by the City after the purchase of this Property.

Contract of Purchase and Sale

A purchase and sale contract (the “Contract”) has been negotiated with, and accepted by, the owners of the Property. The Contract is supported by an appraisal that was completed by an accredited, independent appraiser. The Contract is subject to City Council approval on or before July 26, 2018. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Parkland Acquisition Fund.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property supports the objectives of the City’s Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes (“DO”) and Strategic Direction (“SD”):

- Neighbourhoods and Urban Design DO3: The City Centre is a dynamic, attractive and complete metropolitan area and important international destination and is one of North America’s most liveable and desirable downtowns;
- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

CONCLUSION

The terms of the Contract are considered reasonable. The acquisition will provide additional land for the planned expansion of Holland Park.

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General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation and Culture

AW/amg/jma

Appendix “I”: Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 27-Jun-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:3,000 0 25 M



SUBJECT PROPERTY
13509 - 98B Avenue

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.