

NO: R198

COUNCIL DATE: September 17, 2018

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## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **September 13, 2018**

FROM: **General Manager, Engineering** FILE: **0870-20/505C**  
**General Manager, Parks, Recreation & Culture**

SUBJECT: **Sale of City Land at 19379 and 19409 – 76 Avenue and Acquisition of School District Land at 19374, 19398 and 19406 - 78 Avenue**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve:

1. The acquisition of, for parkland purposes, the properties at 19374 – 78 Avenue (PID No. 007-554-176), 19398 – 78 Avenue (PID No. 011-988-941) and 19406 – 78 Avenue (PID No. 003-538-532) owned by The Board of Education of School District No. 36 (Surrey) (the “School District Properties”); and
2. The sale of City property located at 19379 - 76 Avenue (PID 011-988-983) and the sale of the western 2.89 acres of 19409 - 76 Avenue (PID 011-988-975) (the “City Lands”);

The properties are as described in this report and as generally illustrated on the Appendix “I” attached to this report, and subject to compliance with the notice of provisions of the *Community Charter*, SBC 2003, C. 26.

## BACKGROUND

The City and the Surrey School District consulted in 2017 with regards to the location of a new elementary school, and their respective property holdings between 76 Avenue and 78 Avenue within the 19400 block of Clayton. At this time, it was determined that the optimal location for an Elementary School would be for it to be sited with frontage along 76 Avenue and the optimal location for the park is for it to be sited with frontage along 78 Avenue. In order to achieve this result for the location of an Elementary School and a Park, the optimal solution is a concurrent purchase and sale agreement of the School District Properties and the City Lands. The anticipated outcome of the concurrent purchase and sale agreement is an “exchange” of approximately 7.5 acres of land between the School District and the City.

As illustrated on the attached Appendix “II”, a Biodiversity Corridor traverses both the School District Properties and the City Lands. This corridor will be protected and enhanced. A remnant portion of the City Lands will be contained within the Biodiversity Corridor to be located immediately east of the future 194A Street road alignment.

## **DISCUSSION**

### **City Lands to be Sold**

The City Lands located at 19379 - 76 Avenue and 19409 - 76 Avenue have a combined gross area of 10.12 acres, and both parcels were acquired by the City in 1999 under the Park Acquisition Program for land banking purposes in the North Clayton area. Only a portion (2.89 acres) of the property located at 19409 76<sup>th</sup> Avenue will be sold to the School District resulting in a total sale of City land of 7.95 acres.

### **School District Properties to Be Acquired**

The School District Properties located at 19374 - 78 Avenue, 19398 - 78 Avenue, and 19406 - 78 Avenue have a combined gross area of 7.44 acres.

### **Zoning, Plan Designations and Land Uses**

The School District Properties and the City Lands are zoned RA (One Acre Residential) and designated Suburban in the Official Community Plan. The Highest and Best Use is considered to be holding property, as the parcels are not situated within a NCP area.

### **Purpose of the Acquisition and Sale**

The School District Properties to be acquired will form the proposed Community Park for this neighbourhood. The City Lands to be sold will form the Elementary School site for the Clayton area. As part of the disposition process, staff will ensure that a notice is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter, SBC, 2003, C. 26*. The proposed property transactions between the City and the School District will allow for an efficient layout of both the planned Elementary School site and a future Community Park.

### **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with, and accepted by, the School District. This agreement is supported by appraisals that were completed by an accredited, independent appraiser. This agreement is subject to City Council approval on or before September 19, 2018. The land transfers will take place upon registration of transfer documentation in the Land Title Office.

### **Funding for Purchase**

There will be no transfer of funds between the School District and the City because the net land transfers between the parties will be of equal value.

## SUSTAINABILITY CONSIDERATIONS

This proposed transaction supports the objectives of the City's Sustainability Charter 2.0. In particular, this transaction supports the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Education and Culture, and Health and Wellness. Specifically, this transaction supports the following Strategic Directions ("SD") and Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health, and educational facilities in each Town Centre;
- Learning SD7: Promote collaboration between public partners, educational institutions, arts and heritage groups, and the community; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

## CONCLUSION

The terms of this transaction are considered reasonable and will assist in providing park/open space in the Clayton Community.

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

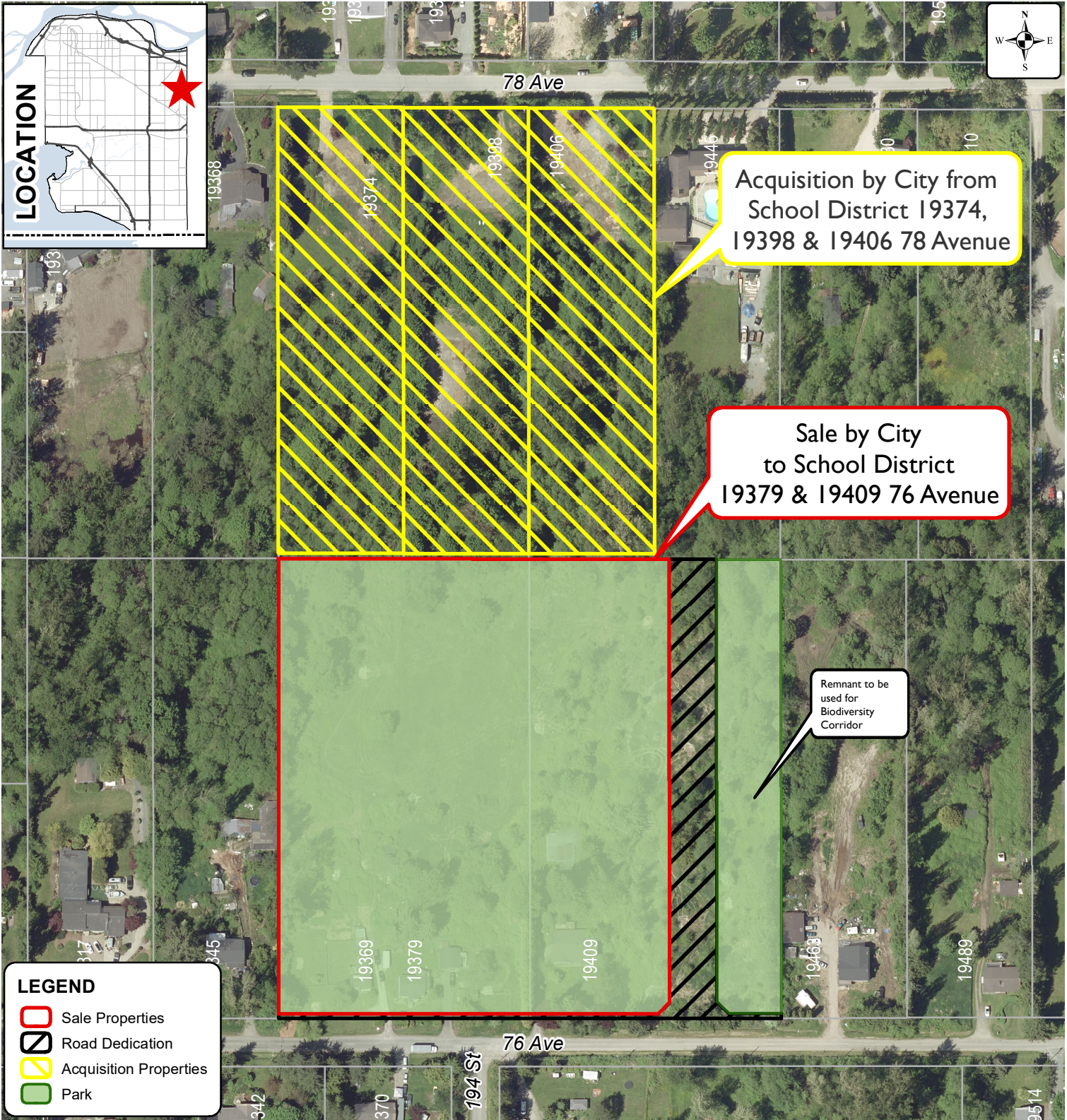
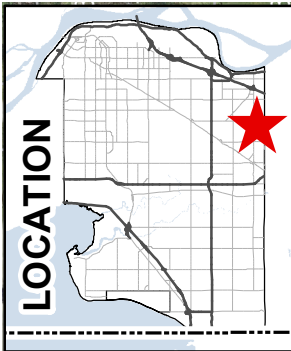
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

FS/NR/amg/jma

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Biodiversity Corridor Map

# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



Acquisition by City from School District 19374, 19398 & 19406 78 Avenue

Sale by City to School District 19379 & 19409 76 Avenue

Remnant to be used for Biodiversity Corridor

### LEGEND

- Sale Properties
- Road Dedication
- Acquisition Properties
- Park

Produced by GIS Section: 05-Jan-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:2,250



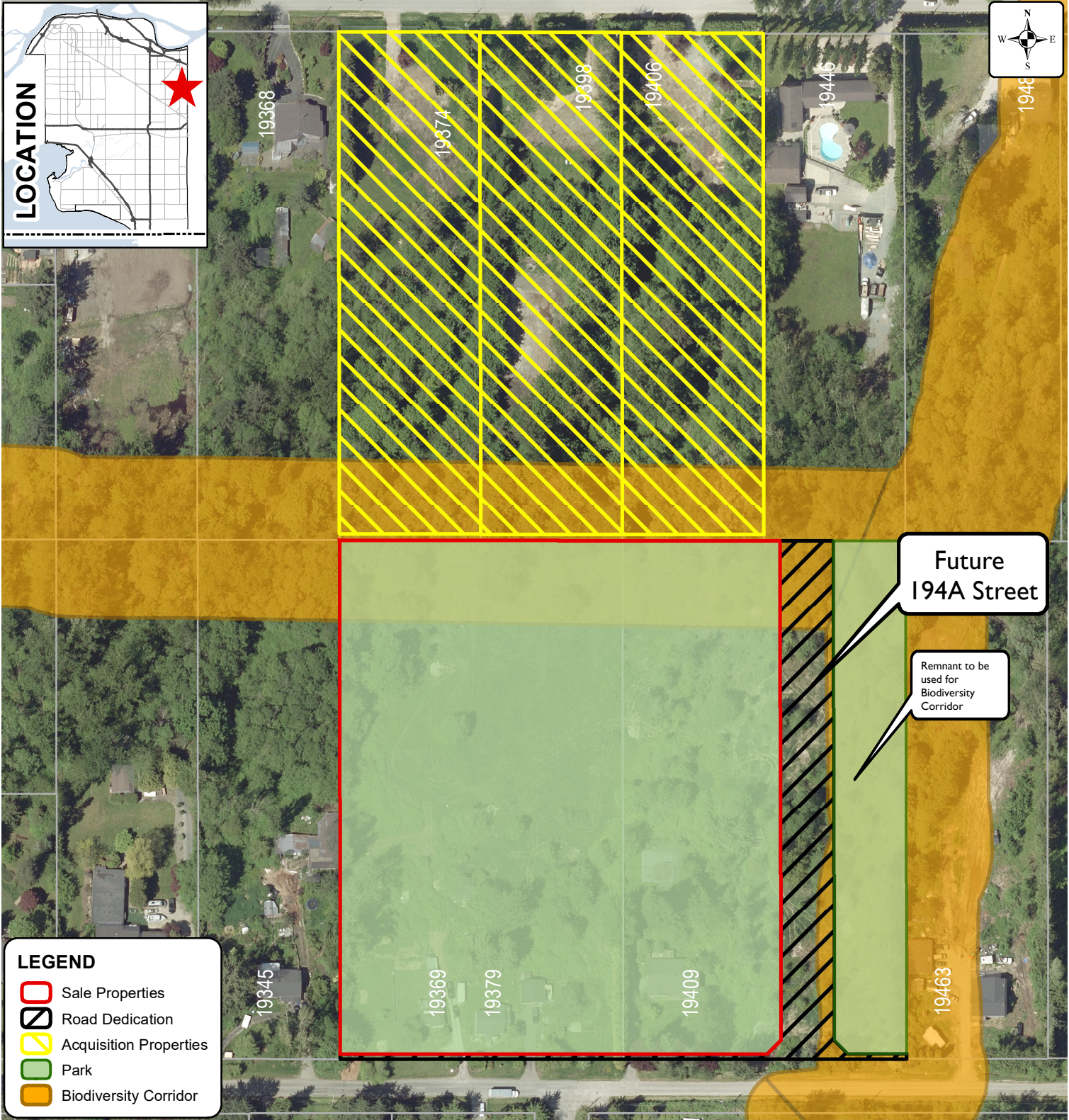
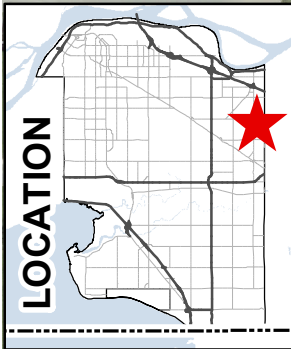
**19374, 19398 & 19406 78 Avenue,  
19379 & 19409 76 Avenue**

**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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS\_rty\_19379-76Ave-API.mxd

AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Sale Properties
- Road Dedication
- Acquisition Properties
- Park
- Biodiversity Corridor

Produced by GIS Section: 28-Feb-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:2,000



**19374, 19398 & 19406 78 Avenue,  
19379 & 19409 76 Avenue  
Biodiversity Corridor**

**ENGINEERING  
DEPARTMENT**