

NO: R099

COUNCIL DATE: May 30, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 16, 2022**

FROM: **General Manager, Engineering**

FILE: **0870-40-099**

SUBJECT: **Acquisition of 17555 - 56A Avenue for Public Off-Street Parking**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 17555 – 56A Avenue (PID No. 006-646-417) for off-street parking purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase the property at 17555 – 56A Avenue (the “Property”) for Cloverdale off-street parking purposes, consistent with the Cloverdale Town Centre Plan.

BACKGROUND

In 1971, the City established the Surrey Off-Street Parking Facilities By-law, and subsequently acquired four properties within the Cloverdale Town Centre area for the purpose of providing off-street parking. Under this By-law, new commercial developments that were unable to provide adequate on-site parking would contribute a set amount per stall in lieu of on-site parking to the Surrey Off-Street Parking Reserve Fund. The fees contributed to the Off-Street Parking Reserve Fund would then be used for the capital improvement of property held by the City for the purpose of providing public off-street parking, and the acquisition of additional parcels for off-street parking.

DISCUSSION

Property Description

The Property is a 762 m² rectangular lot located in the Cloverdale Town Centre one block west of the historic downtown district. The Property is improved by a non-conforming single family residential home built in 1937 and a small secondary building. The Property is listed on the heritage inventory which is a list of properties that may have heritage value but requires further evaluation.

Heritage Inventory

On April 13, 2022, the Surrey Heritage Advisory Commission reviewed the heritage status of the dwelling and recommended that, due to the lack of historical information available related to the Property, the dwelling be documented and demolished and that staff do not proceed with temporary or permanent protection measures for the dwelling. Once a demolition permit application is submitted, staff will notify local house moving companies to identify whether any interest exists in the relocation of the dwelling to a privately owned location. If, after a period of 30 days there is no interest in relocating the dwelling, staff will proceed with the demolition.

Zoning, Plan Designations and Land Uses

The Property is zoned Light Industrial (IL) Zone and is designated “Parking” in the Cloverdale Town Centre Land Use Plan. The immediate neighbourhood includes small service commercial and industrial holdings most of which are regulated in use by IL, IH and C-15 zoning. A City-owned parking lot flanks the Property to the east along with Fire Hall #8.

Purpose of the Acquisition

The Property is identified as future parking area in the Cloverdale Town Centre Land Use Plan and the acquisition of the Property will increase existing inventory of municipal off-street parking stalls in Cloverdale by 24 stalls from 192 to 216.

Cloverdale BIA Donation

In support of the Property acquisition, the Cloverdale BIA has offered to gift to the City the sum of \$100,000 towards the development of the Property for parking purposes. These monies will be used for the residential dwelling demolition and site clearing with any residual funds being set aside for the future development of the parking area.

Contract of Purchase and Sale

A purchase and sale agreement (the “Agreement”) has been negotiated with and accepted by the owner of the Property. The Agreement is supported by an appraisal that was completed by a qualified City appraiser and reviewed by an accredited independent appraisal firm. The Agreement is subject to City Council approval on or before June 15, 2022. If approved, completion of the sale will take place June 30, 2022, upon registration of transfer documentation in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the Cloverdale Off Street Parking Fund and the approved 2022 Parking utility capital budget.

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 Environments and Neighbourhoods, Infrastructure and Ecosystems and Economic Prosperity and Livelihoods. Specifically, this acquisition supports the following Desired Outcome ("DO") and Strategic Directions ("SDs"):

- Neighbourhoods and Urban Design SD1: Promote mixed use development in and around Town Centres and along transit Corridors.
- Neighbourhoods and Urban Design SD3: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods.
- Economic Prosperity and Livelihoods DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.
- Economic Prosperity and Livelihoods SD5: Ensure infrastructure is in place to support businesses as neighbourhoods develop.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. The acquisition of the Property will assist in providing increased off-street parking in Cloverdale, as envisioned in the Cloverdale Town Centre Land Use Plan.

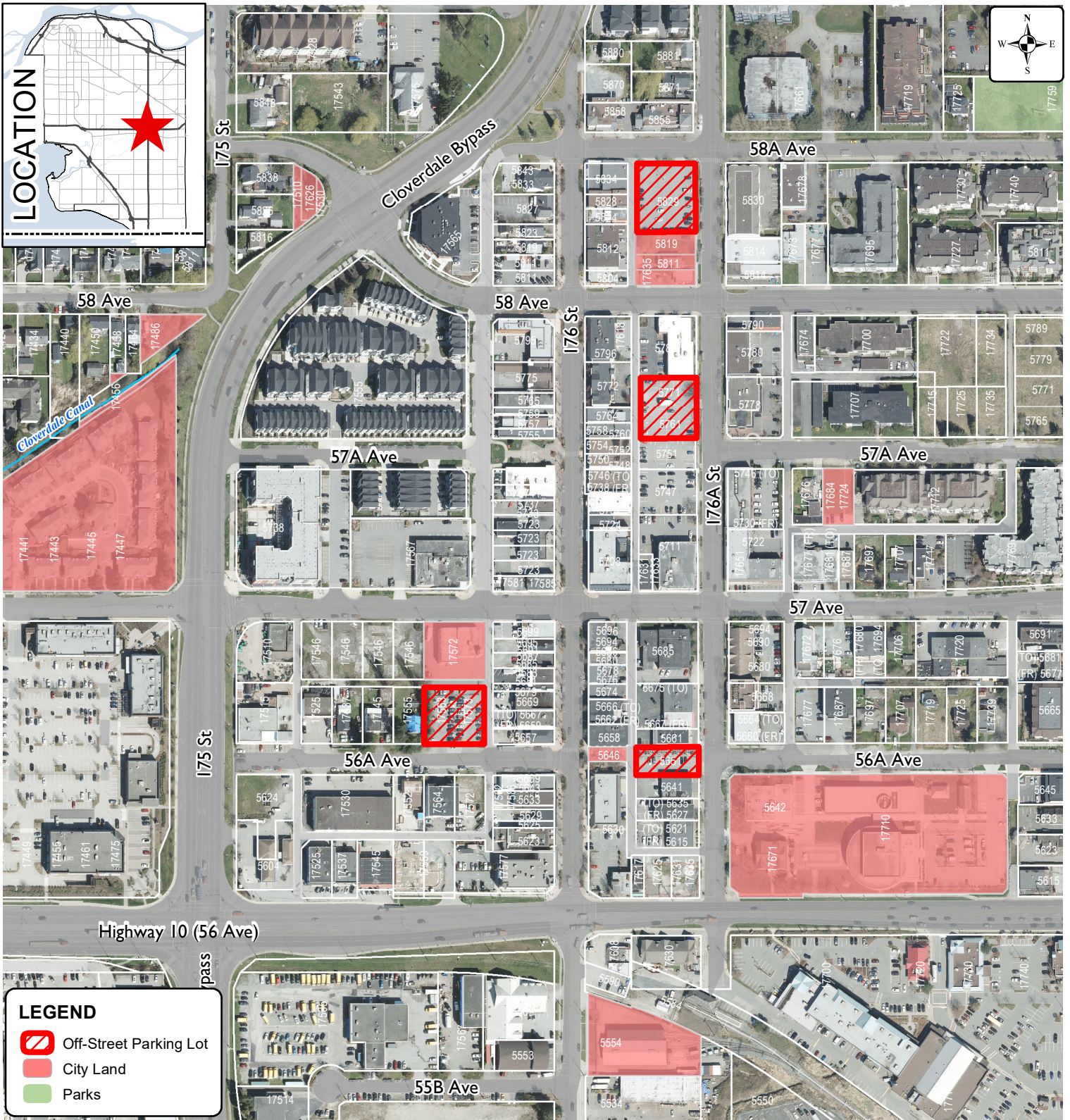
Scott Neuman, P. Eng.
General Manager, Engineering

KSW/ap

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Current Cloverdale Off-Street Parking Lots

AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 18-May-2022

Date of Aerial Photograph: April 2021

Scale: 1:3,500 0 50 M



Current Cloverdale Off-Street Parking Lots

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\RealtyJX_Cloverdale Off Street Parking_AP.mxd