

NO: R122

COUNCIL DATE: May 30, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 25, 2016**

FROM: **General Manager, Engineering** FILE: **0910-20/415F**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Portion of Privately-Owned Property at 3616 Elgin Road and
Disposition of Portions of City Property at 14389 Crescent Road**

RECOMMENDATION

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

1. Approve the acquisition of a 122.7 m² (1,321 ft.²) portion of the privately-owned property located at 3616 Elgin Road (PID: 006-180-477) for consolidation and future development with the City property at 14389 Crescent Road; and
2. Approve the disposition of a 197.6 m² (2,127 ft.²) portion and a 10.5 m² (113 ft.²) portion of the City property located at 14389 Crescent Road (PID: 013-218-310), having a combined area of 208.1 m² (2,240 ft.²), for consolidation and subdivision with the privately-owned property at 3616 Elgin Road, subject to compliance with the notice provisions under Section 26 and 94 of the Community Charter, SBC, 2003, chap 26,

both as generally described in this report, and as illustrated in Appendix “I” attached to this report.

BACKGROUND

Property Description

The privately-owned development property located at 3616 Elgin Road (the “Developer’s Property”) is an irregular shaped parcel of 4,402 m² (47,384 ft.²) in site area, which is improved with an older residence.

The City property located at 14389 Crescent Road (the “City Property”) is a triangular shaped parcel of 1,840 m² (19,806 ft.²) in site area, which is also improved with an older tenant-occupied residence.

The City purchased the City Property with funding from the Parks Acquisition Reserve Fund in 2008 for the Semiahmoo Trail linear connection between Nicomekl River and 144 Street. Since then, the City has finalized the alignment for the trail connection, and other than a required buffer within the City Property alongside Crescent Road, no additional land requirement for the trail connection is necessary. The Parks, Recreation & Culture Department has deemed the City Property surplus to its requirements.

Zoning, Plan Designations, and Land Uses

The Developer's Property and the City Property are respectively zoned One-Acre Residential ("RA") Zone and Acreage Residential Gross Density ("RA-G") Zone. Both properties are designated Urban in Surrey's Official Community Plan. In the King George Highway Corridor Land Use Development Concept Plan, the site is designated mainly "Clustering at Single Family Density" (8 upa).

DISCUSSION

Reason for the Acquisition and Disposition

The City is selling the combined 208.1 m² (2,240 ft.²) area of the City Property, and simultaneously acquiring the 122.7 m² (1,321 ft.²) area of the Developer's Property to facilitate an independent lot yield from the subdivision of the Developer's Property under Development Application No. 7908-0147-00. This application contemplates the development of six small single family lots and a remainder City Property, as illustrated on the attached Appendix "II". The acquisition and disposition of lands also benefits the City in that it will enhance lot yield for the potential future development of the City Property to residential lots on an independent basis, as illustrated and shown as the proposed Lot 7 on the attached Appendix "II". Staff intend to shortly proceed with the subdivision of the City Property contingent on the finalization of Development Application No. 7908-0147-00.

The proposed acquisition and disposition of lands was referenced in the June 9, 2014 Planning Report to Council related to Development Application No. 7908-0147-00, and the related Rezoning Bylaw was granted third reading by Council on June 23, 2014.

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

Land Value

The acquisition of the 122.7 m² (1,321 ft.²) area of the Developer's Property and the disposition of the combined 208.1 m² (2,240 ft.²) area of the City Property will each be transacted at their market values as determined by a qualified staff appraiser.

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 Parklands Acquisition Reserve Fund for use in funding other purchases of parklands within the City.

SUSTAINABILITY CONSIDERATIONS

The proposed acquisition and disposition of lands supports the objectives 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. It also supports the broad Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City. These outcomes support the following Sustainability Charter scope actions:

- EC1: Corporate Economics Sustainability; and
- EN13: Sustainable Land Use Planning and Development Practices.

CONCLUSION

The proposed acquisition and disposition will enhance the configuration of the lands to maximize lot yield possibilities for the Developer's Property and also the City Property. The terms and conditions that have been negotiated for the proposed acquisition and simultaneous disposition are considered reasonable. It is recommended that Council approve the acquisition of the 122.7 m² (1,321 ft.²) area of the Developer's Property at 3616 Elgin Road and the disposition of the combined 208.1 m² (2,240 ft.²) area of the City Property at 14389 Crescent Road as generally described in this report.

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

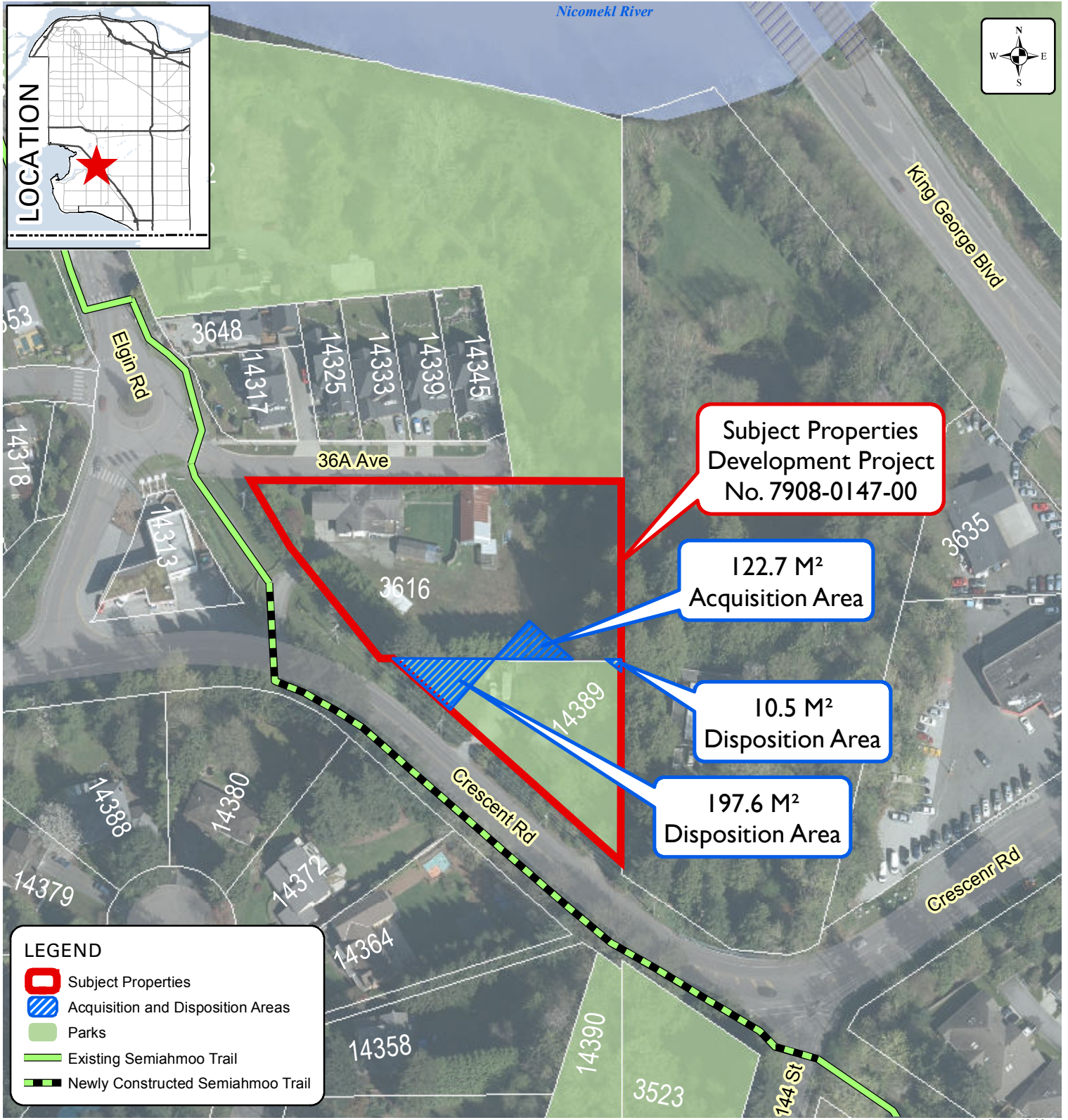
Laurie Cavan
General Manager,
Parks, Recreation & Culture

AW/amg/clr

Appendix "I" - Aerial Photograph of Subject Site

Appendix "II" - Preliminary Subdivision Plan for Development Application 7908-0147-00

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 25-May-2016, JJR

Aerial Photo: April 5, 2015

Scale: 1:1,500 0 10 M



SUBJECT PROPERTIES
 3616 Elgin Road and
 14389 Crescent Road

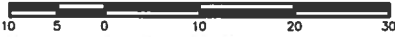
**ENGINEERING
 DEPARTMENT**

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: \\File-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_14389_CrescentRd_AP.mxd

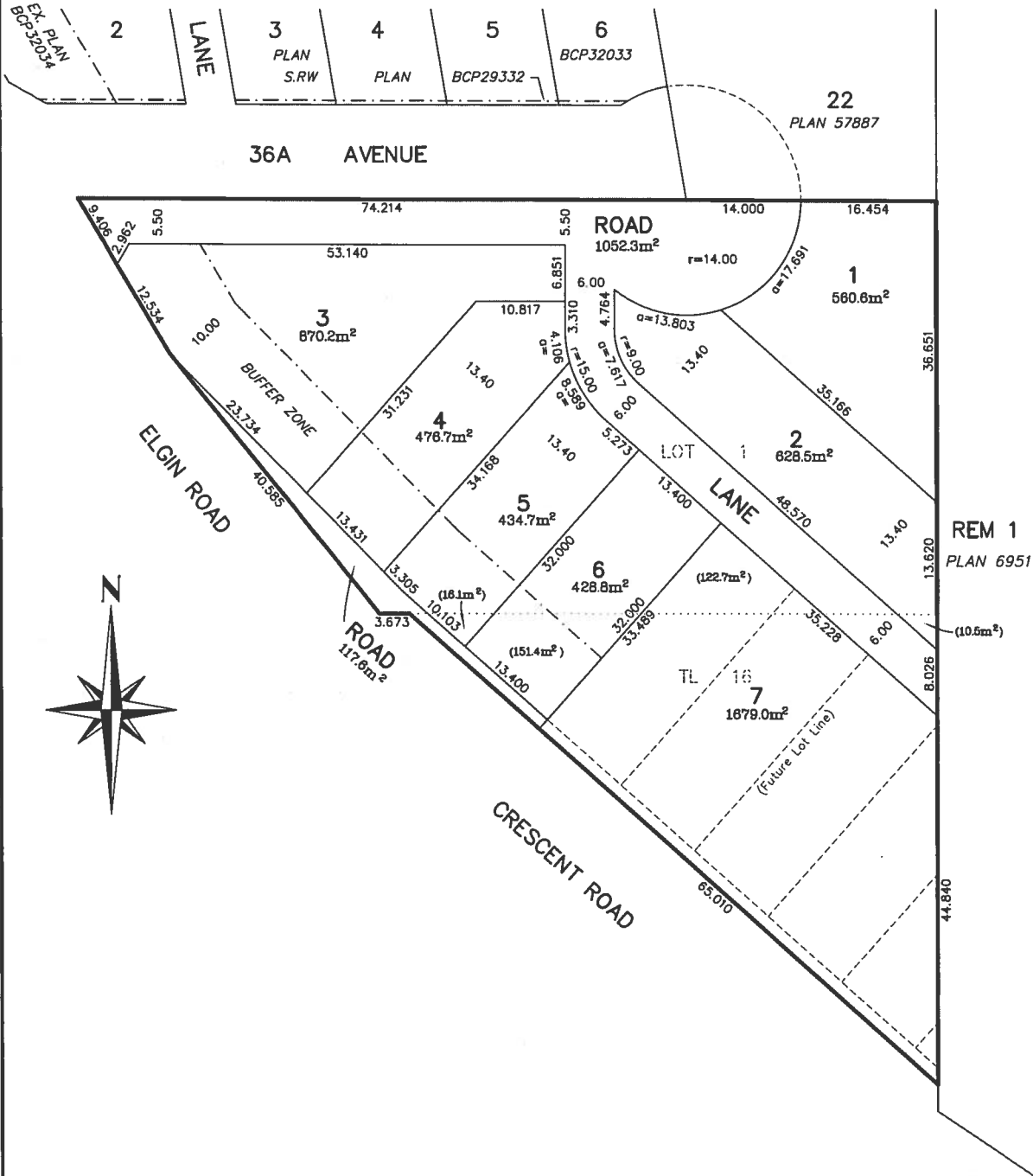
**PROPOSED SUBDIVISION PLAN OF LOT 1 PLAN 47318
AND OF TIMBER LOT 16 EXCEPT PART IN PLAN
51854 BOTH OF SECTION 28 TOWNSHIP 1 NWD**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
3616 ELGIN ROAD & 14389 CRESCENT ROAD
SURREY, B.C.
P.I.D.s 006-180-477 & 013-218-310



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JS0845_PS4

This plan is certified correct
on the 30th day of March, 2012.

©

B.C.L.S.