



# **Corporate** NO: R037

# **Report** COUNCIL DATE: March 12, 2001

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: March 5, 2001**

**FROM: General Manager, Engineering**    **FILE: 8380-253**

**SUBJECT: Land Exchange for Joint Park and School Site 6174 - 164 Street (City of Surrey) and 16545 - 61 Avenue (School District No. 36)**

**(Map 75)**

## **RECOMMENDATION**

That Council authorize:

1. a land exchange to exchange a  $\pm 5,214 \text{ m}^2$  ( $\pm 56,125 \text{ s.f.}$ ) portion of City-owned land at 6174 - 164 Street (PID No. 024-912-883) for a  $\pm 5,214 \text{ m}^2$  ( $\pm 56,125 \text{ s.f.}$ ) portion of School District No. 36 property at 16545 - 61 Avenue (PID No. 023-801-883);
2. the Legislative Services Department to prepare and introduce the relevant by-laws for consideration by Council.

## **BACKGROUND**

### **A. Property Location**

The proposed land exchange is located in the West Cloverdale North NCP area and is surrounded by large urban designated lands. Directly to the east of the subject is a large assembly recently approved for urban single-family development. The subject lands are mostly covered with trees and are currently vacant.

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

The properties included in the land exchange are zoned A-1 (Agricultural) designated Urban in the Official Community Plan, and within the West Cloverdale North Neighbourhood Concept Plan. The Highest and Best Use of the properties is for single-family residential developments.

### **C. Purpose of the Land Exchange**

Presently, the school site is an “L” shape. The School District is planning to build West Cloverdale Area Elementary School on their site some time in 2002. To accommodate the building design and location, the School District has requested a land exchange with the City. The proposed land exchange will reconfigure the school site from the “L” to a rectangular shape. The City's park site will change from a vertically to horizontally positioned rectangle. The exchange benefits the City as the new park configuration will allow for consolidation of two future partial acquisitions to the north, which will complete the park area as indicated in the NCP. The areas to be exchanged are of equal size and value. Together the subject properties form a joint school/park site centrally located within the developing community of West Cloverdale North.

### **D. Land Exchange Agreement**

Staff have negotiated a land exchange agreement with School District No. 36 (Surrey) subject to Council's approval by March 13, 2001. Completion is to take place upon registration of subdivision plans.

### **E. Conclusion**

The proposed land exchange will help facilitate the development of a joint park and school site that will provide the focus of the community which is developing in the West Cloverdale North NCP area.

It is recommended that Council approve the land exchange as outlined in this report.

Jorgen Johansen, P.Eng.  
General Manager, Engineering

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#### Appendices

- I. Location Map
- II. Site Map - City/School District Land Exchange
- III. Aerial Photograph of Site
- IV. Proposed Final Configuration of  
Land Exchange with Adjacent Lands