



# **Corporate** NO: R125

# **Report** COUNCIL DATE: June 24, 2002

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: June 17, 2002**

**FROM: Manager, Engineering Department**    **FILE: 0540-012**

**SUBJECT: Offer to Purchase City Lands at 13310, 13330 & 13350 - 108 Avenue(Map 11)**

## **RECOMMENDATION**

That Council accept the offer to purchase submitted for the City lands known as PID No. 006-997-171 (13310 - 108 Avenue), PID No. 018-803-989 (13330 - 108 Avenue), and PID No. 018-803-997 (13350 - 108 Avenue).

## **BACKGROUND**

### **Site**

The subject properties have a total area of 0.96 ha (2.37 acres) and are located on the south side of 108 Avenue between 133 and 134 Streets. The Gateway SkyTrain Station is located directly northeast of the properties. The site is currently vacant and undeveloped except for the small lot at 13310 - 108 Avenue, which is improved with a single family dwelling currently rented out by the City. The Bolivar Creek ravine bisects the properties and is protected by restrictive covenants registered by the province. The properties are surplus to the City's requirements.

The land directly to the south of the subject City surplus properties is owned by the City and leased to the Sunshine Housing Co-operative until 2023. This site is improved with a low density, multi-family social housing development. Further to the south is the Whalley Ballpark.

### **Zoning**

The subject property at 13310 - 108 Avenue is currently zoned RF (Single Family Residential). The property at 13330 - 108 Avenue is currently zoned RM-70 (Multiple Residential 70 Zone). This zone is intended to accommodate and regulate the development of medium high density high-rise, multiple-unit residential

buildings and related amenity space.

The subject property at 13350 - 108 Avenue is currently zoned RM-135 (Multiple Residential 135 Zone). This zone is intended to accommodate and regulate the development of medium high density high-rise, multiple-unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design. The subject properties are designated Downtown in the Official Community Plan and the proposed land use in the Surrey City Centre Plan is High Density Residential.

## **DISCUSSION**

Staff advertised the sale of the subject properties in April 2002. As of the deadline for submissions, only one offer was received. It was apparent from discussions with local realtors that both the shape of the lands and the location of the creek were deterrents to other prospective developers. The offer that was submitted is at fair market value and is equivalent to a recent independent appraisal prepared for the City.

The use that is being proposed by the purchaser would require the rezoning of the site to allow for a mixed-use development, which includes residential and hotel components. The Planning & Development Department has met with the purchaser and has indicated that they could support the proposed use under a CD (Comprehensive Development) rezoning.

## **CONCLUSION**

The City has received an offer to purchase the properties at 13310, 13330 and 13350 - 108 Avenue from the owner of adjacent lands. These sites are surplus to the City's requirements. The proposed use envisioned by the purchaser will require rezoning; however, the proposed use can be supported by the Planning & Development Department. The offer submitted is at fair market value. As such, it is recommended that Council accept the offer submitted for the purchase of the City properties at 13310, 13330 and 13350 - 108 Avenue.

Paul Ham, P.Eng.

General Manager, Engineering

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## Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site