

NO: R002

COUNCIL DATE: January 15, 2024

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 11, 2024**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation & Culture**

FILE: **8380-249 C & D**

XC: **7919-0011-00**

SUBJECT: **Acquisition of Portions of 6113 and 6133 – 144 Street for Parkland Purposes**

RECOMMENDATION

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

1. Receive this report for information; and
2. Approve the purchase of portions of 6113 - 144 Street (PID #006-219-179) and 6133 – 144 Street (PID #006-219-136) for parkland purposes.

INTENT

The purpose of this report is to seek Council’s approval to purchase portions of 6113 - 144 Street and 6133 – 144 Street (the “Property”), as illustrated on the map attached to this report as Appendix “I”, for parkland purposes.

DISCUSSION

Property Description:

The Property is located within the South Newton Neighbourhood Concept Plan. The related Development Application No. 7919-0011-00 received third reading on December 20, 2021. The most current preliminary layout approval extension was issued on December 22, 2023. A 0.763 hectare portion of the Property illustrated as Lot 1 on the Preliminary Subdivision Plan (the “Plan”) attached as Appendix “II” to this report, is being acquired as parkland. The remainder of the Property, illustrated on the Plan as Lot 2, will be developed into 56 townhouse units pursuant to the development application.

Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) and designated Urban in the Official Community Plan. The highest and best use of the Property, absent the Park designation, is for multi-family residential (townhouse) development.

Purpose of the Acquisition

The acquisition of the land will secure the final pieces to expand Woodward Hill Park as identified in the South Newton Neighbourhood Concept Plan. The neighbourhood park will be approximately 1.7 hectares in size and will serve the residents of the area. The park will likely include forested areas, a playground, walking paths and other park amenities, subject to consultation with local residents.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before January 17, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. The purchase of the Property will enable the completion of the land assembly for Woodward Hill Park.

Scott Neuman, P.Eng
General Manager,
Engineering

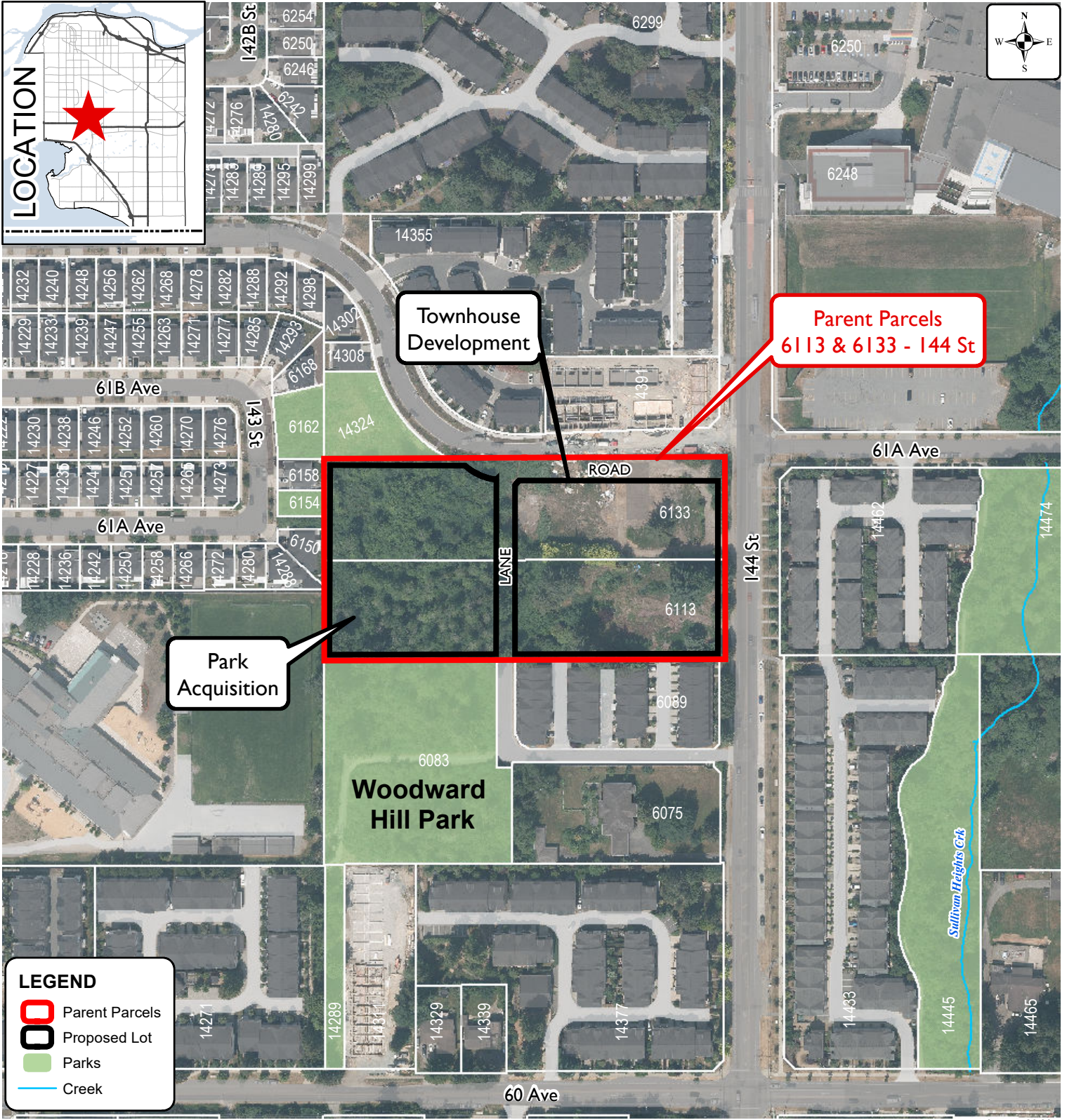
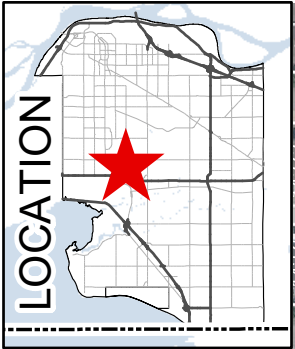
Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/kd/bn

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/jan 15/acquisition of portions of the properties at 6113 and 6133 - 144 street/acquisition of portions of the properties at 6113 and 6133 144 street \(0112024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/jan%2015/acquisition%20of%20portions%20of%20the%20properties%20at%206113%20and%206133%20-144%20street/acquisition%20of%20portions%20of%20the%20properties%20at%206113%20and%206133%20144%20street%20(0112024)%20final.docx)

Appendix "I" – Aerial Photograph of Site
Appendix "II" – Subdivision Plan

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Parent Parcels
- Proposed Lot
- Parks
- Creek

Produced by GIS Section: 12-Dec-2023

Date of Aerial Photograph: 2023

Scale: 1:2,500 0 20 M



Parkland Acquisition 6113 and 6133 - 144 Street

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.

SUBDIVISION PLAN OF LOTS 27 AND 28 SECTION 9 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 48171

PLAN EPP120352

B.C.G.S. 926.016

LEGEND

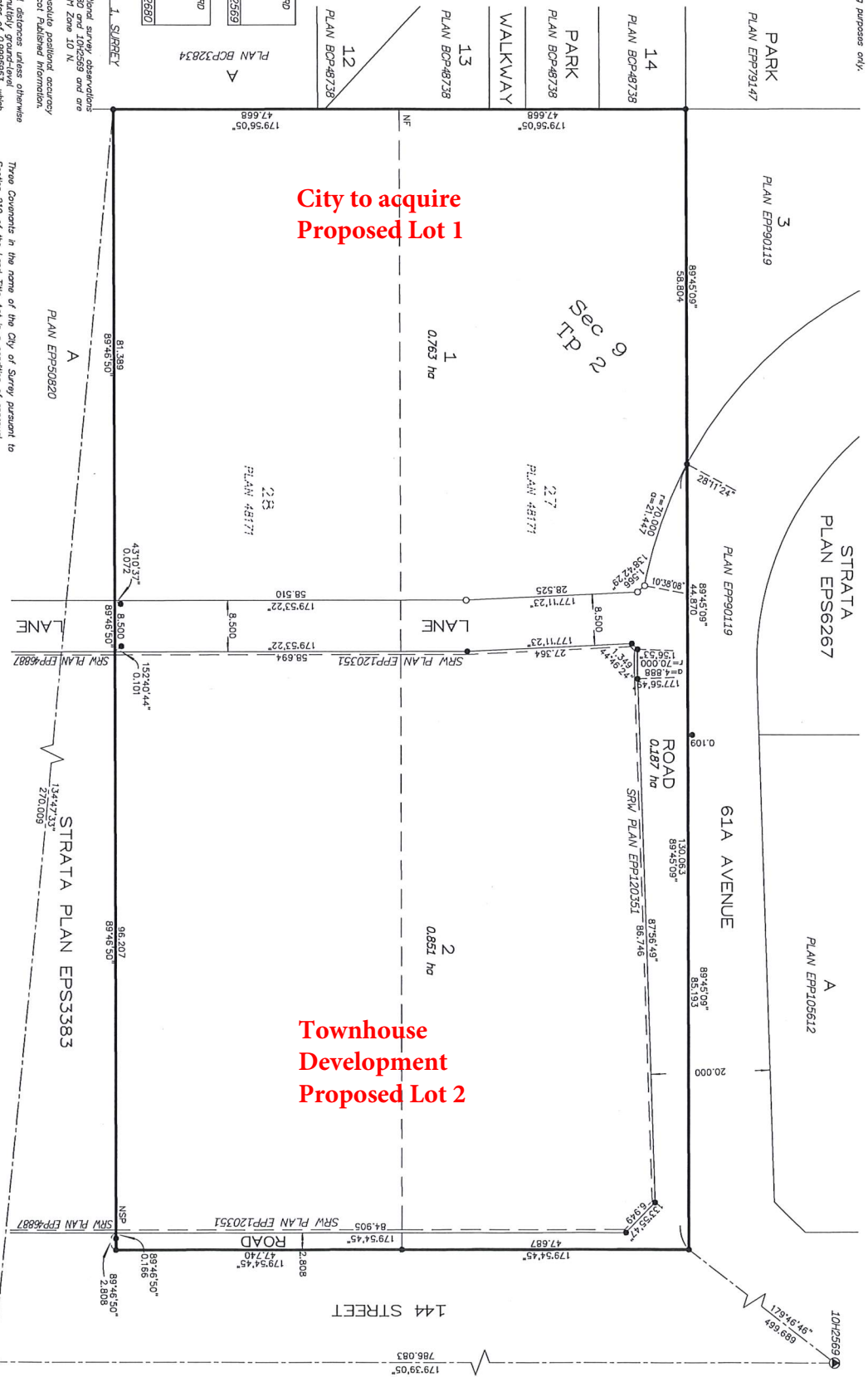
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES STRADDLED IRON POST SET
 - DENOTES STRADDLED IRON POST SET
 - m/2 DENOTES SQUARE METRES
 - m² DENOTES SQUARE METRES
 - N/P DENOTES NOT SUITABLE FOR POSTING
 - NSP DENOTES NOT SUITABLE FOR POSTING
- Coordinates are shown are for mapping purposes only.

SCALE 1 : 500

5 10 20 30

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 869mm in width and 420mm in height (C size) when plotted at a scale of 1:500.



Datum: NAD 83 (CGRS) 40.08C11M9D
UTM Zone: 10 N
UTM Coordinates
E: 512880.174
N: 512884.955
Absolute accuracy: +/-0.02 [10H2569]

Datum: NAD 83 (CGRS) 40.08C11M9D
UTM Zone: 10 N
UTM Coordinates
E: 512880.174
N: 512884.955
Absolute accuracy: +/-0.02 [13H2680]

INTEGRATED SURVEY AREA No. 1, SURREY
MAD 83 (CGRS) 40.08C11M9D
Grid bearings are derived from conventional survey observations to geodetic control monuments 13H2680 and 10H2559 and are referred to the central meridian of UTM Zone 10 N.
The UTM coordinates and estimated absolute positional accuracy achieved are derived from Geos5. Precise Positional Information.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999953, which has been derived from control monument 13H2680.
Inspected under the Land Title Act on
the 6th day of March, 2023.
Gry Berni, BCLS 958

The field survey represented by this plan was completed on the 5th day of May, 2022.
Gry Berni, BCLS 958

Three Governments in the name of the City of Surrey pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.
The plan lies with the jurisdiction of the Approving Officer for the City of Surrey.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET
LAND SURVEYING
4120-20128 98TH AVE
604-591-6161
FILE: 987-518