

NO: R073

COUNCIL DATE: May 9, 2011

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **May 3, 2011**

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

FILE: **0870/20-343/A1**

SUBJECT: **Acquisition of Property at 17037 - 24 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 17037 - 24 Avenue (PID No. 010-206-892) for parkland.

DISCUSSION

1. **Property Location: 17037 - 24 Avenue**

The property at 17037 - 24 Avenue is situated in the Grandview Heights area of South Surrey. This site is located in close proximity to parkland owned by the City as illustrated on Appendix 1. The property has an area of 2.3 acres (.93 ha) and is improved with an older, single family detached dwelling.

2. **Zoning, Plan Designations, and Land Uses**

The subject property is zoned RA (One Acre Residential) and is designated "Suburban" in the Official Community Plan. Although the need for parkland in this area has been identified in the Grandview Heights General Land Use Plan, a Neighbourhood Concept Plan has not been developed for the area of Grandview within which the subject property is located (Area 5).

3. **Purpose of the Acquisition**

The purpose of the acquisition is to provide parkland as envisioned under the Grandview Heights General Land Use Plan.

The Parks, Recreation and Culture Department has determined that the acquisition of this property is strategic and will assist in ensuring that the City is in a position to provide parks/recreational facilities in the Grandview Heights area as this area redevelops in accordance with the Grandview Heights General Land Use Plan.

Community-scale athletic parks, playing fields, and other amenities such as community centres are to be located within the Grandview Heights community. This acquisition is in keeping with other acquisitions in the Grandview Heights community that have been completed on a "willing seller" basis and which will be used to support the development of parks and civic facilities in the future.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner. This agreement is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before May 10, 2011. Sale completion is to take place upon registration, anticipated to occur by the end of July 2011.

5. Sustainability Considerations

Acquiring the subject property supports the objectives of the City's Sustainability Charter. In particular, the proposed land acquisition supports the following Sustainability Charter Scope action:

SC6 – Accessible and appropriately located services within the City, including recreation, arts, culture, and customer service locations.

EN13 – Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition DCC Reserve.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in positioning the City to provide park/open space/recreation facilities in the Grandview Heights area as anticipated by the Grandview Heights General Land Use Plan.

Laurie Cavan
General Manager
Parks, Recreation & Culture

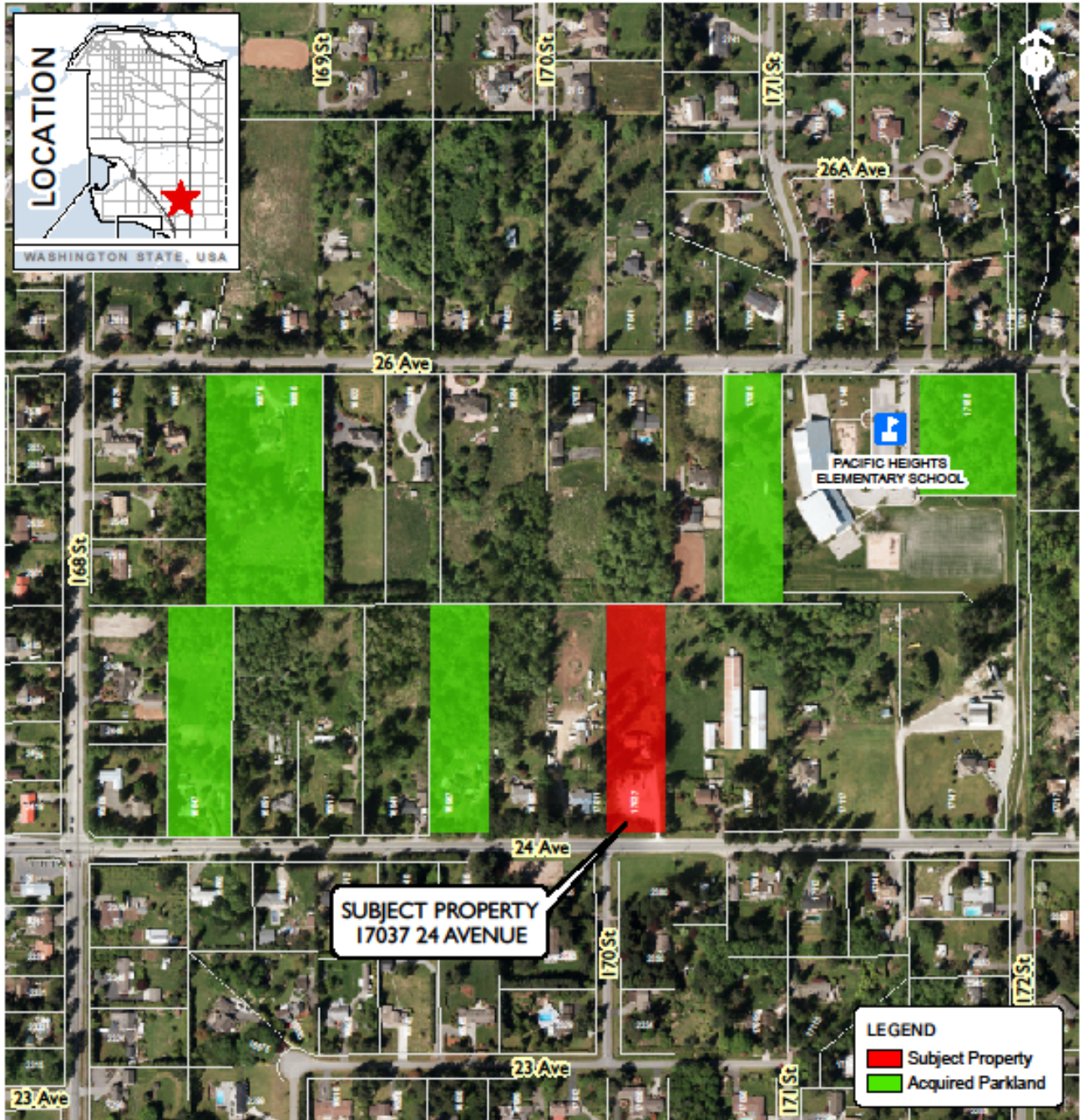
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 2, 2011, AW

Date of Aerial Photography: May 2010



**SUBJECT PROPERTY
17037 24 AVENUE**

**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.

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