

NO: R172

COUNCIL DATE: September 12, 2011

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **September 7, 2011**

FROM: **General Manager, Engineering** FILE: **0870/20-196/C**
General Manager, Parks, Recreation and Culture

SUBJECT: **Acquisition of a Portion of the Property at 17415 - 2 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 17415 - 2 Avenue (PID No. 005-994-811) for parkland in accordance with the Douglas NCP all in general accordance with the information provided in this report.

DISCUSSION

1. **Property Location: 17415 - 2 Avenue**

The property at 17415 - 2 Avenue is located in the Douglas area of South Surrey and is part of Development Application no. 7910-0146. A portion of the lot at 17415 - 2 Avenue with an area of 47,879 ft.² (4,448 m²) is required for park purposes. An additional 20,581 ft.² (1,912 m²) area of the same lot is being dedicated for parkland by the owner of the subject lot under the 5% parkland dedication requirement of the Local Government Act in relation to the development application.

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. The adjacent properties are being developed as single family residential lots.

3. **Purpose of the Acquisition**

The land is being acquired as parkland as envisioned under the Douglas NCP. The acquisition of parkland from this property, together with the adjacent parkland to the west, will form a neighbourhood park adjacent to the new elementary school. Amenities within this park will include sports fields and a playground.

The Parks, Recreation and Culture Department has determined that the acquisition of this property is strategic and will provide parks and related recreational facilities for the neighbourhood in accordance with the Douglas NCP.

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 September 13, 2011. Sale completion is to take place upon registration of the subdivision in the Land Title Office.

5. Sustainability Considerations

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

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

Funding for this acquisition is available in the Park Acquisition DCC Reserve.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will support the provision of park/open space/recreation facilities in the Douglas area in accordance with the related NCP.

Laurie Cavan
General Manager
Parks, Recreation & Culture

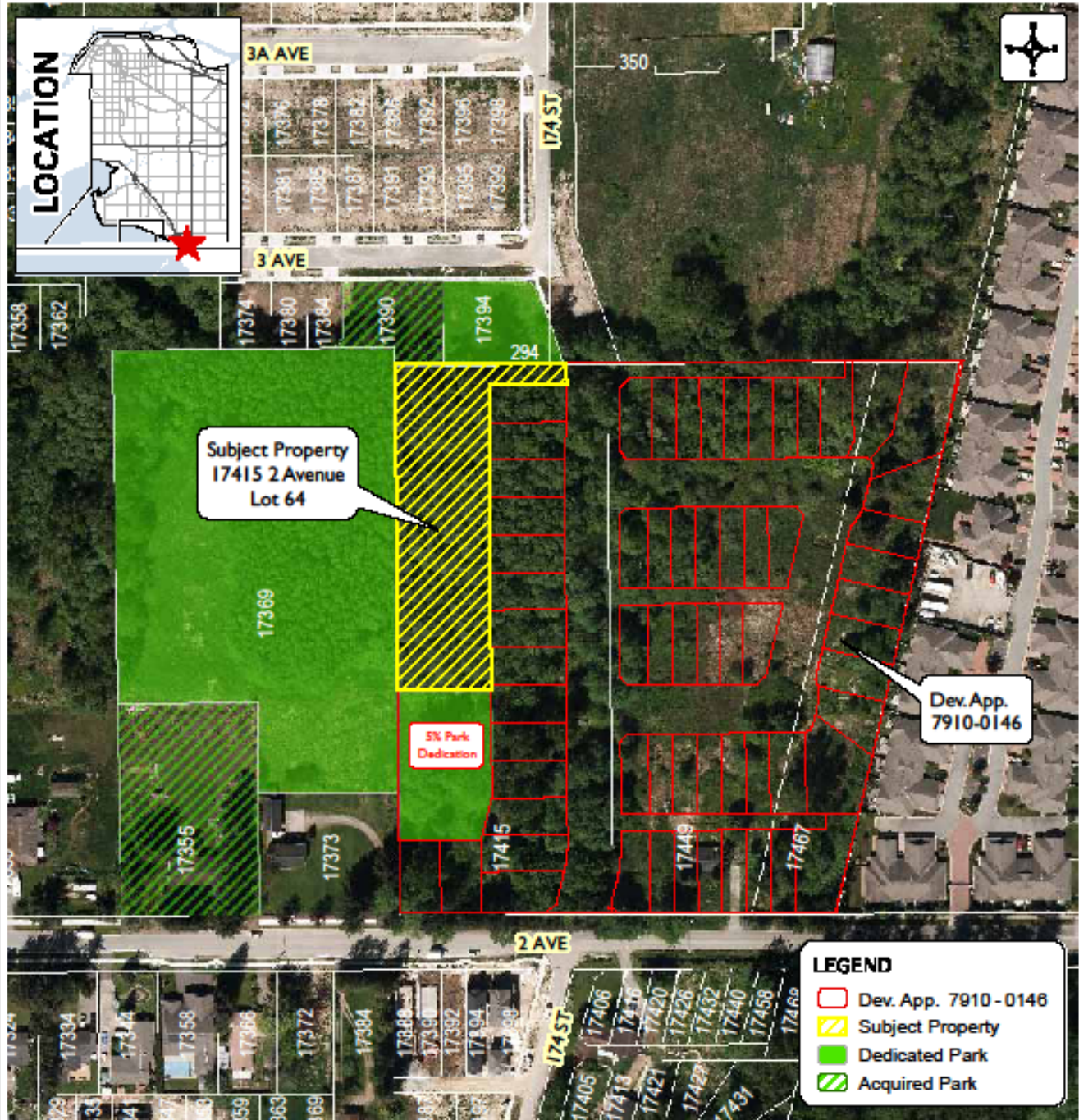
Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/EE/mpr/brb

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 25, 2011, AWB

Date of Aerial Photography: May 2010



**SUBJECT PROPERTY
17415 2 AVENUE**

**ENGINEERING
DEPARTMENT**

The data provided is derived from various sources and is not warranted as to its accuracy or reliability by the City of Surrey. This information is provided for information and non-reliance purposes only. For title, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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AW-17415_2AVENUE-APPENDIX I