

NO: R012

COUNCIL DATE: January 30, 2019

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 14, 2019**

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

FILE: **8380-2810**

SUBJECT: **Acquisition of Property at 1642 - 177 Street for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 1642 - 177 Street (006-132-685) for parkland purposes, as illustrated on the map attached as Appendix "I".

## INTENT

The intent of this report is to seek Council's approval to purchase the property at 1642 - 177 Street (the "Property") for parkland purposes.

## DISCUSSION

### Property Description

The property located at 1642 - 177 Street is a 1.0 acre property adjacent to Redwood Park in South Surrey.

### Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential ("RA") Zone and designated Rural in the Official Community Plan ("OCP"). The Rural OCP designation will preclude any consideration to future rezoning or subdivision. The Highest and Best Use of the Property, absent the park designation, would be its existing use as a single family property.

### Purpose of the Acquisition

The property will be incorporated into Redwood Park, a significant City level park in South Surrey. The acquisition will help complete a long term strategy of enlarging Redwood Park to protect more valuable habitat and other potential park uses in the future.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property. 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 30, 2019. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Reserve (DCC's).

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City's Sustainability Charter 2.0. In particular, this acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Health and Wellness and Ecosystems. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods;
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children to interact with green spaces and trees; and
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in completing a long term strategy of enlarging Redwood Park. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the property at 1642 - 177 Street (006-132-685) for parkland purposes, as illustrated on the map attached as Appendix "I".

Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

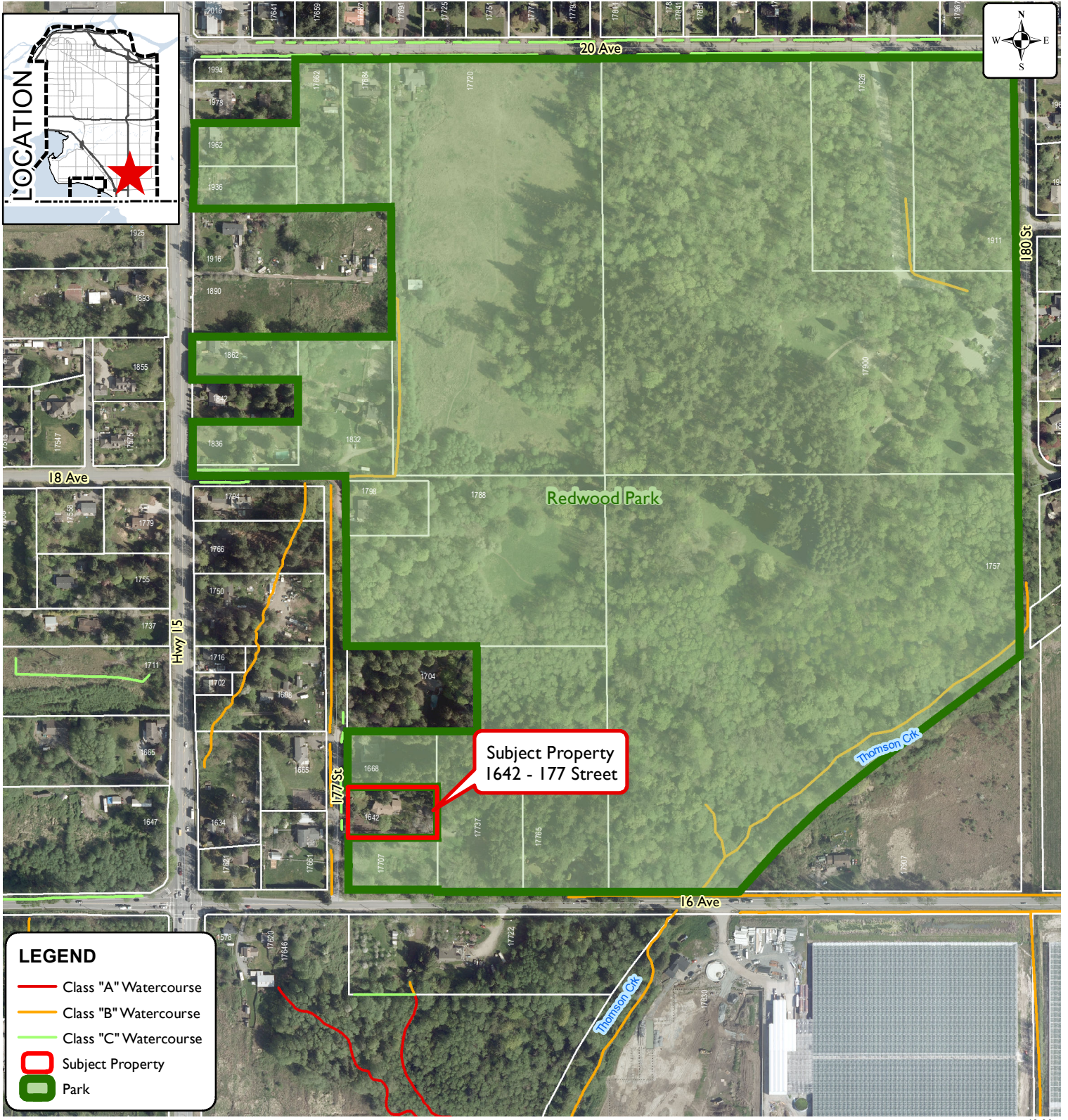
Laura Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/jma/ggg

Appendix "I": Aerial Photograph of Site



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 13-Dec-2018, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:5,000 0 40 M



## SUBJECT PROPERTY 1642 - 177 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.