

NO: R013

COUNCIL DATE: January 30, 2019

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 21, 2019**

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

FILE: **8380-281C**

SUBJECT: **Acquisition of Property at 1994 - 176 Street for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 1994 - 176 Street (007-474-385) 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 1994 - 176 Street (the "Property") for parkland purposes.

DISCUSSION

Property Description:

The property at 1994 - 176 Street is a 0.47 acre property located at the southeast corner of 20 Avenue and 176 Street (Hwy 15), 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 Property and other properties bordering Redwood Park will preclude any consideration to future rezoning or subdivision. The Highest and Best Use of the Property, absent the park designation, would be for development of a single family home with restricted building width.

Purpose of the Acquisition

This Property is a key component for the future expansion of Redwood Park, a significant City level park in South Surrey. As a corner lot, acquisition of this property will allow for a better visual aspect to the park.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner 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 1994 - 176 Street (007-474-385) for parkland purposes, as illustrated on the map attached as Appendix "I".

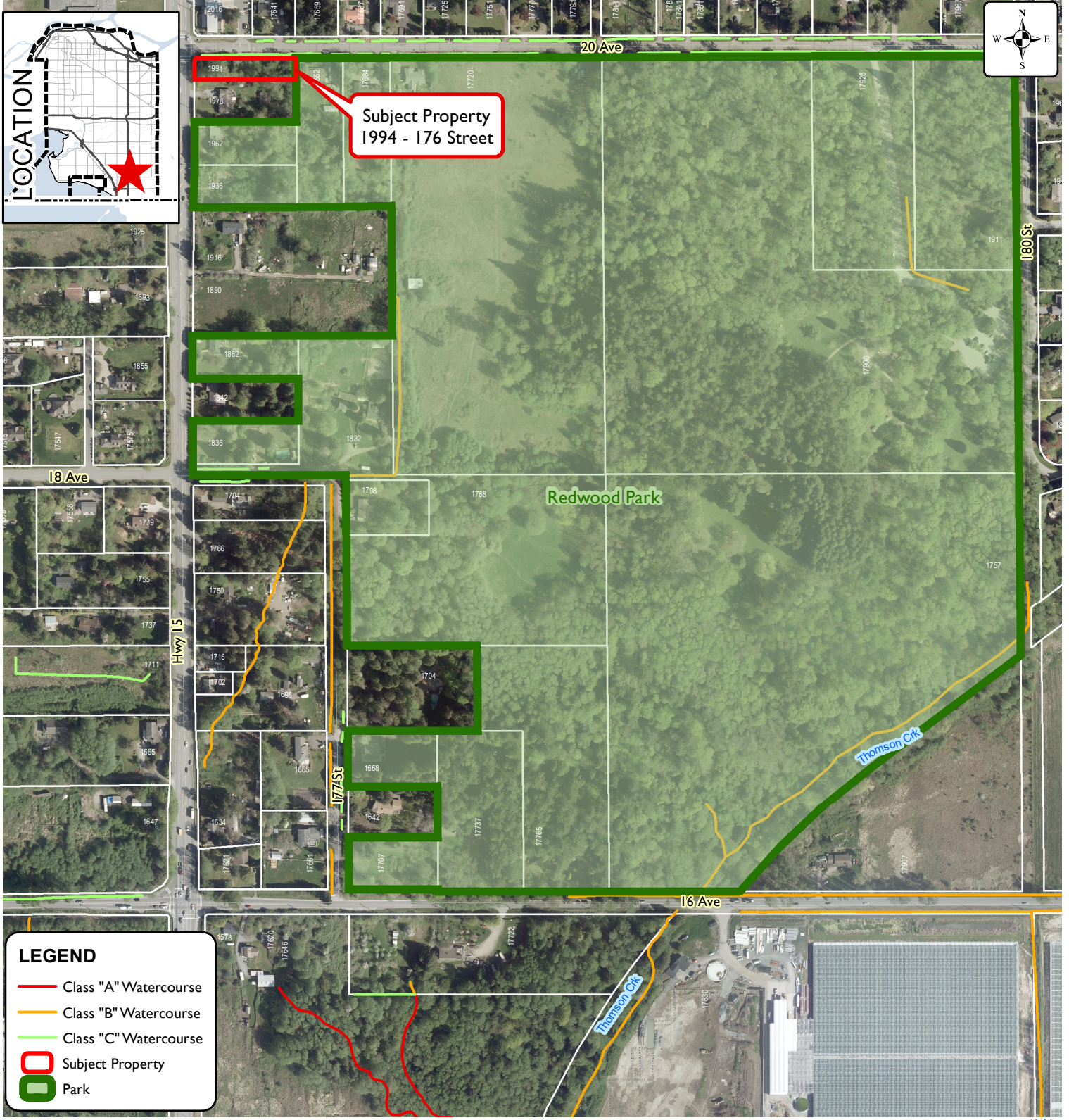
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laura Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/jma/ggg

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



SUBJECT PROPERTY 194 - 176 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.

Source:
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