

NO: R023

COUNCIL DATE: February 11, 2019

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 1, 2019**

FROM: **General Manager, Engineering**

FILE: **o870-40/80**

SUBJECT: **Acquisition of Properties at 13229 and 13277 - 84 Avenue for Drainage Purposes**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the properties at 13229 – 84 Avenue (010-546-928) and 13277 – 84 Avenue (010-546-901) for drainage 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 two adjacent parcels of land located at 13229 and 13277 – 84 Avenue (the “Properties”) for drainage purposes.

## DISCUSSION

### Property Description

The Properties have a total gross site area of 9.43 acres and are located at the northeast corner of 84 Avenue and 132 Street in the Newton neighbourhood.

### Zoning, Plan Designations and Land Uses

The Properties are zoned One Acre Residential (“RA”) Zone and designated Urban in the Official Community Plan. The highest and best use of the Properties, absent the intended civic use, would be for development of urban residential up to a density of 15 units per acre (“upa”) on those portions of the Properties that are situated outside of environmental setback and protection areas.

### Purpose of the Acquisition

The Properties are within the Bear Creek watershed. This area is currently lacking sufficient stormwater detention, which has resulted in considerable erosion to downstream creeks and water quality issues due to the industrial nature of the area. Both the 2000 Bear Creek Functional and Feasibility study by Reid Crowther and the 2012 Cruikshank and Grenville Integrated Stormwater Management Plan by Associated Engineering have recommended a detention facility to be constructed near the intersection of 132 Street and 84 Avenue.

The Properties recommended for purchase have potential for the detention facility construction, as well as have significant fisheries creeks running through them. These creeks do provide spawning habitat for salmonids. Both creeks have historic erosion issues which require addressing. With the purchase of the Properties, the City will be able to construct a detention facility to slow the release of flows into the local creeks, as well as design water quality features into the pond system.

The Properties are adjacent to other riparian and floodplain areas, making this an excellent corner for preservation and integration into the larger system. Engineering staff will work with Parks, Recreation & Culture staff in the future to design an integrated pond and natural area park with walking trails for the public. Fisheries values of the existing creeks will be enhanced through the project and stormwater management will be brought into a historic area. The construction of the pond is in the current City 10-year plan.

### **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Properties. 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 May 15, 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 these acquisitions are available from the Drainage Development Cost Charge (DCC) Reserve and Drainage Utility Budget.

### **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Properties supports the objectives of the City's Sustainability Charter 2.0. In particular, the acquisitions relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Economic Prosperity and Livelihoods. Specifically, these acquisitions support the following Desired Outcome ("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; and
- Economy SD5: Ensure infrastructure is in place to support businesses as neighbourhoods develop.

## CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. These acquisitions will assist in providing the required detention facility in the Bear Creek watershed and protection of the significant fisheries creeks running through the Properties.

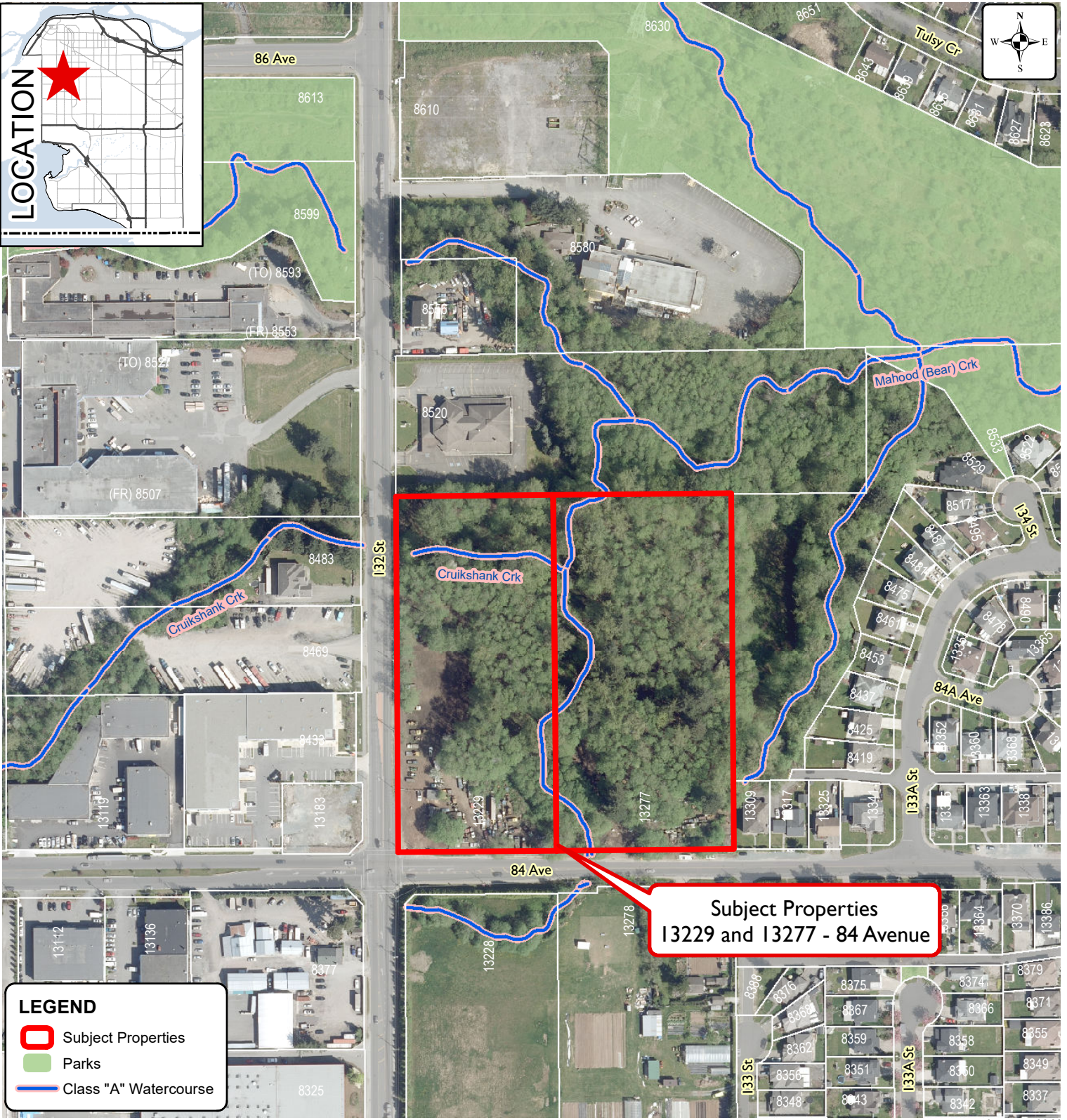
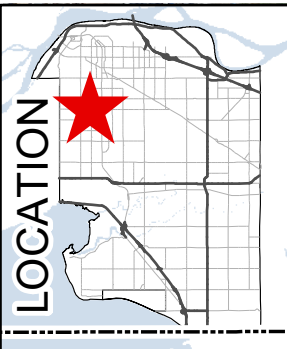
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

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CLR 2/7/19 3:51 PM

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 31-Jan-2019, JJR

Date of Aerial Photograph: April 27, 2018

Scale: 1:3,000 0 30 M



## SUBJECT PROPERTIES 13229 and 13277 - 84 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.