

NO: R025

COUNCIL DATE: February 11, 2019

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 31, 2019**

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

FILE: **0870-20/428H**

SUBJECT: **Acquisition of Property at 16725 – 24 Avenue 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 16725 – 24 Avenue (PID No. 010-310-134) 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 16725 – 24 Avenue (the “Property”) for parkland purposes.

## DISCUSSION

### Property Description

The Property is a 0.59 acre (25,674 ft.<sup>2</sup>) rectangular shaped parcel located in the Grandview Heights Area 5A - Orchard Grove Neighbourhood Concept Plan (“NCP”).

### Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) Zone and designated Urban and Multiple Residential in the Official Community Plan. The current Grandview Heights Area 5A – Orchard Grove NCP designates the Property as park. The highest and best use of the Property, absent the park designation, would be as a holding site for land assembly and future redevelopment under the previous NCP designation of multi-family (30-45 units per acre), tree cluster and multi-use pathway.

### Purpose of the Acquisition

The acquisition of this Property will help with the consolidation of Orchard Grove Park. This will be a local park for residents in the rapidly growing area of Grandview Heights. This Property will help to maximize tree preservation while providing a more functional park space and optimizing sight lines.

## **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 February 27, 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 in the Parkland Acquisition Program.

## **SUSTAINABILITY CONSIDERATIONS**

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

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in completing the proposed concept plan for Orchard Grove Park.

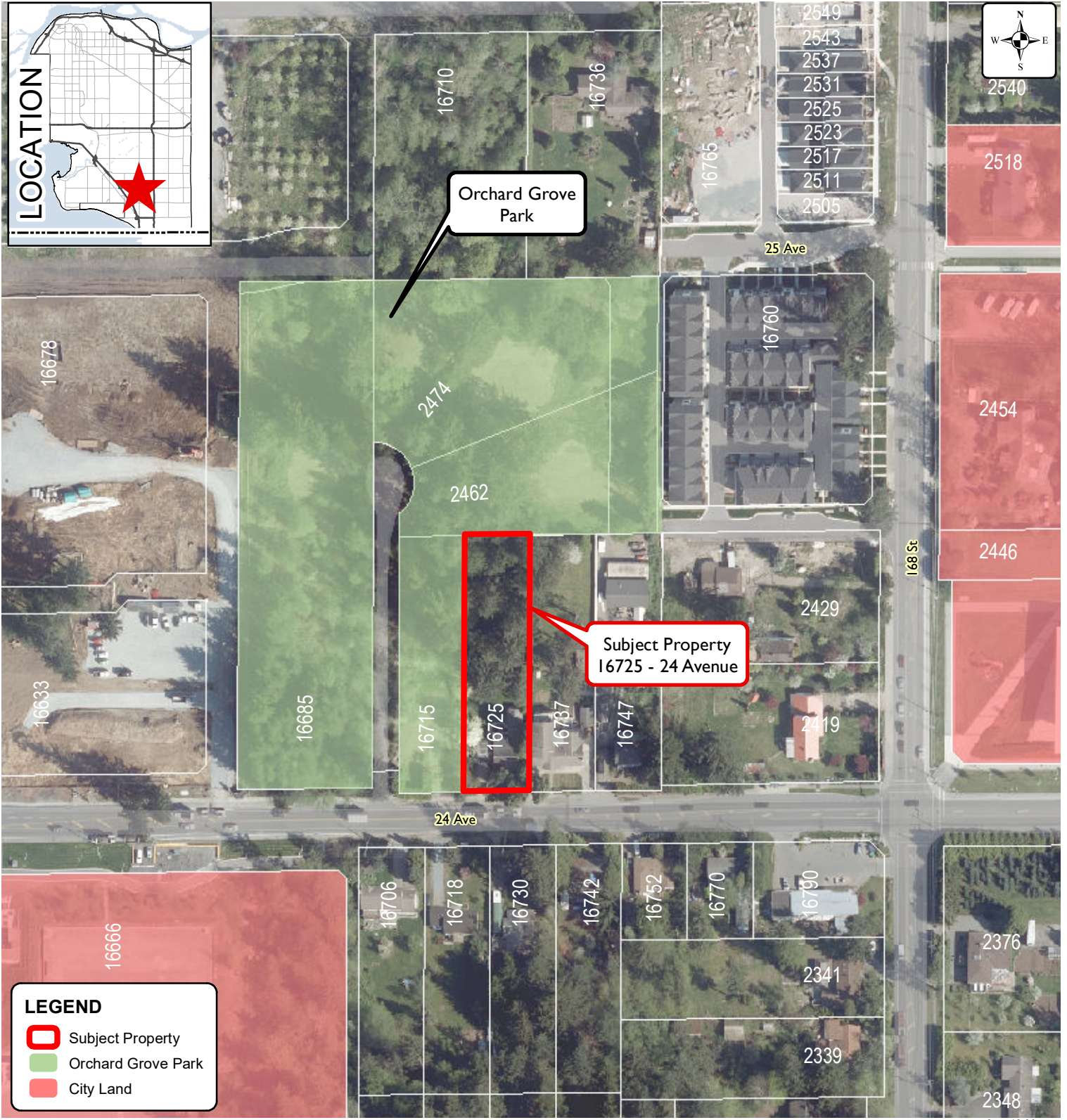
Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 29-Jan-2019, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000



**SUBJECT PROPERTY**  
**16725 - 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.