

NO: R069

COUNCIL DATE: April 15, 2019

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## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **April 11, 2019**

FROM: **General Manager, Engineering** FILE: **0870-20/249E**  
**General Manager, Parks, Recreation & Culture** XC: **7915-0337-00**

SUBJECT: **Acquisition of Property for Park Purposes at 6173 - 144 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a 1,543.2 m<sup>2</sup> portion of the property at 6173 - 144 Street (PID No. 002-340-852) for park purposes, as illustrated on the attached Appendix "I".

## INTENT

The intent of this report is to seek Council's approval to purchase a portion of the property at 6173 - 144 Street for park purposes.

## DISCUSSION

### Property Description

The property at 6173 - 144 Street (the "Property") is located in the South Newton Neighbourhood Concept Plan ("NCP"). The related Development Application No. 7915-0337-00 received Third Reading on October 3, 2016. The preliminary layout approval was issued on November 4, 2016, which was extended on January 31, 2018, May 8, 2018, and October 23, 2018. A 1,543.2 m<sup>2</sup> (16,611 ft.<sup>2</sup>) portion of the Property illustrated as proposed Lot 3 on the preliminary subdivision plan attached as Appendix "II" to this report is being acquired as park. The remainder of the property illustrated on the preliminary subdivision plan attached to this report as Appendix "II" is being developed as townhouse and two single-family residential lots.

### Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre RA (One-Acre Residential) and designated Urban in the Official Community Plan. The highest and best use of the portion of the Property, absent the park designation, is as a development site for urban residential.

### Purpose of the Acquisition

This parkland is one component of the future neighbourhood park in South Newton, as illustrated on the attached Appendix "III" and Appendix "IV". The park was identified in the South Newton Neighbourhood Concept Plan. The acquisition of this parcel provides road frontage to the future larger park and will serve as the northern entry. The programming of the park will be determined through consultation with local residents once all the parcels are acquired that make up this park. It is likely to have typical neighbourhood park amenities including a playground, walking paths and open grass areas.

## **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 May 1, 2019. Sale completion will take place upon registration of the subdivision in the Land Title Office.

## **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition Program.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the park portion of 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, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park space in the South Newton Neighbourhood NCP.

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

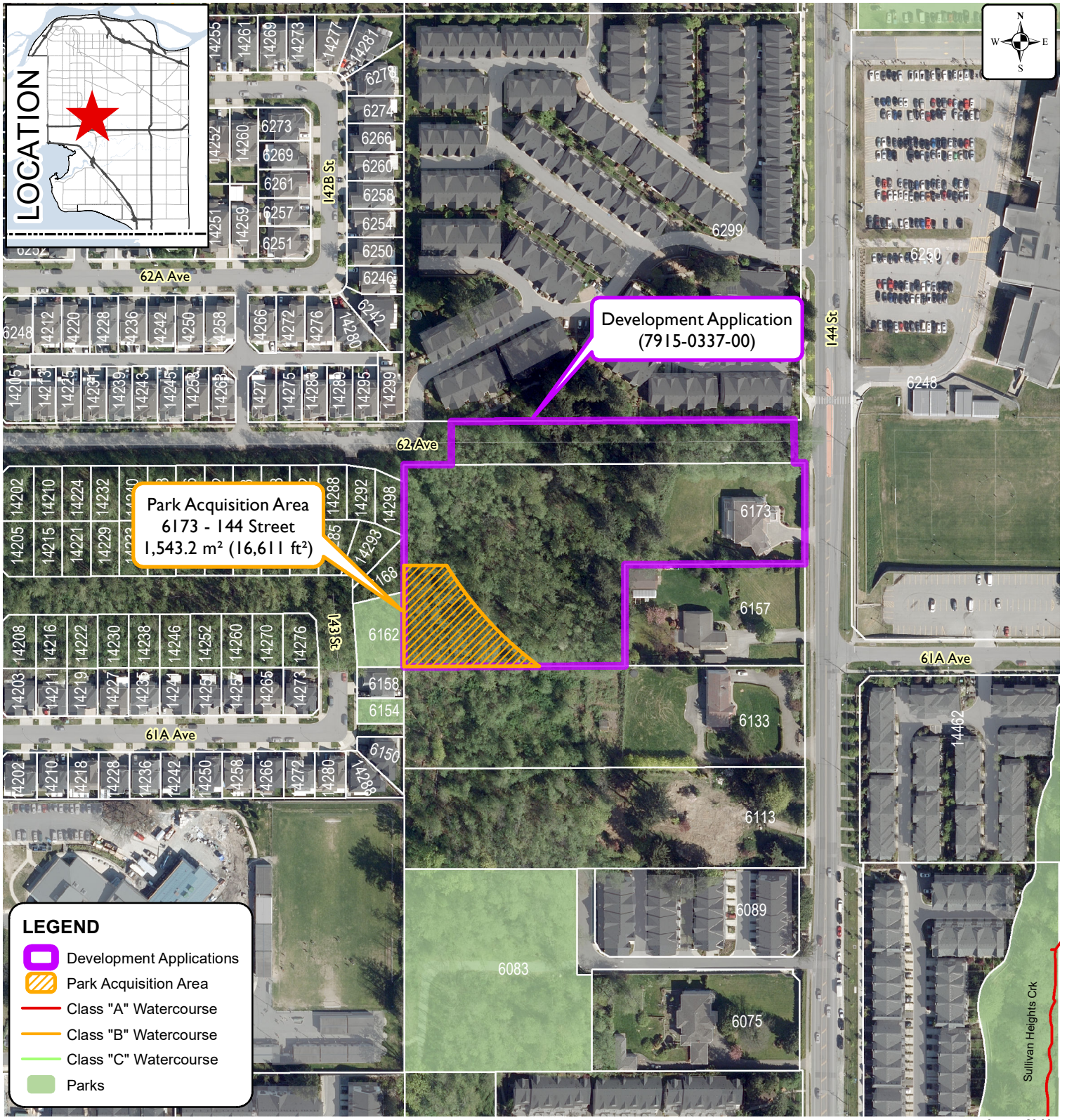
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Preliminary Subdivision Plan  
Appendix "III" - Map Indicating Future Overall Park  
Appendix "IV" - Map Indicating Future Road



AERIAL PHOTOGRAPH OF SITE



Development Application  
(7915-0337-00)

Park Acquisition Area  
6173 - 144 Street  
1,543.2 m<sup>2</sup> (16,611 ft<sup>2</sup>)

**LEGEND**

- Development Applications
- Park Acquisition Area
- Class "A" Watercourse
- Class "B" Watercourse
- Class "C" Watercourse
- Parks

Produced by GIS Section: 22-Mar-2019, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,500



**SUBJECT PROPERTY**  
**6173 - 144 Street**

**ENGINEERING**  
**DEPARTMENT**

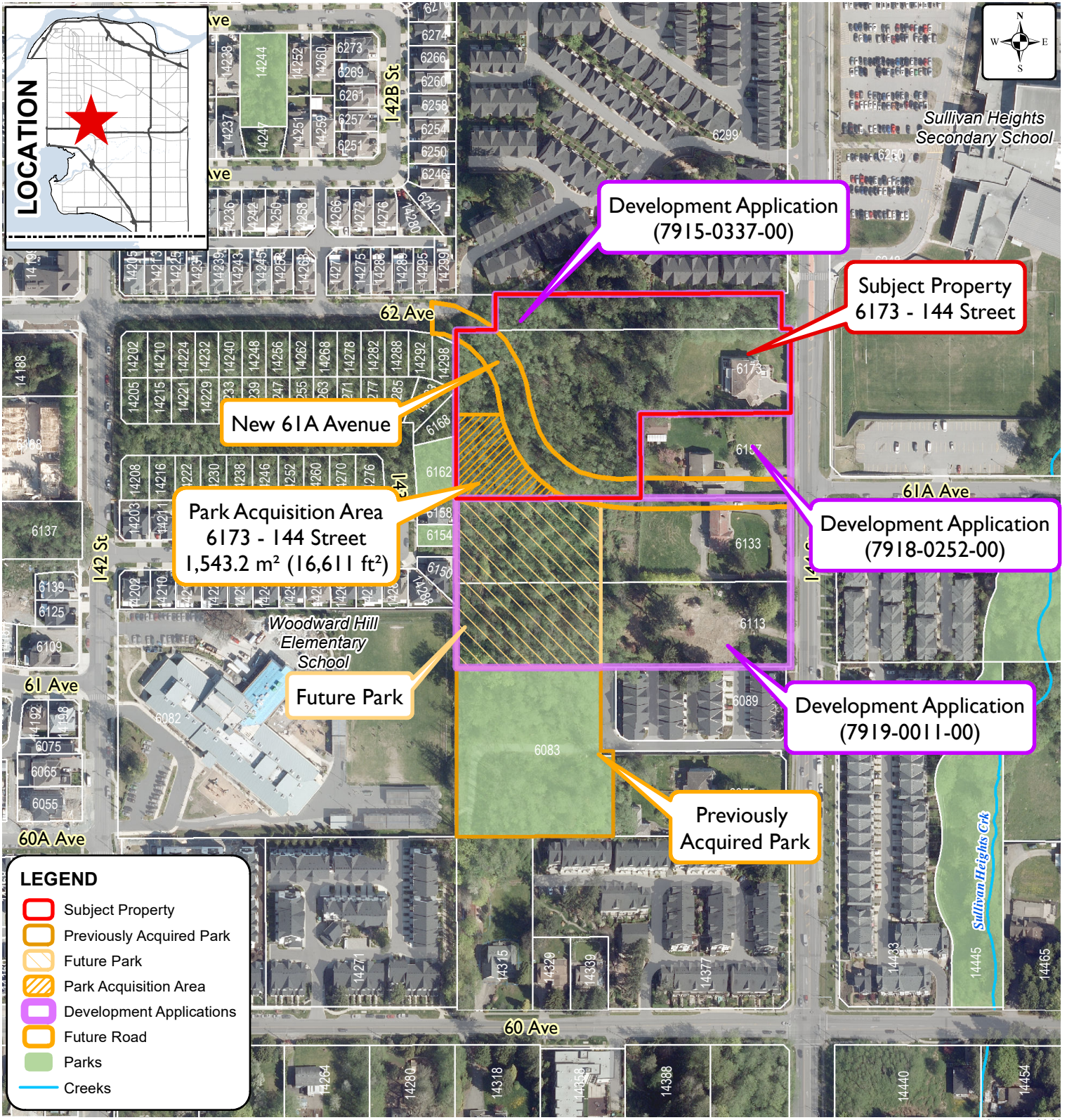
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.







# AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Subject Property
- Previously Acquired Park
- Future Park
- Park Acquisition Area
- Development Applications
- Future Road
- Parks
- Creeks

Produced by GIS Section: 11-Apr-2019, JJR

Date of Aerial Photograph: April 2018

Scale: 1:3,000 0 30 M

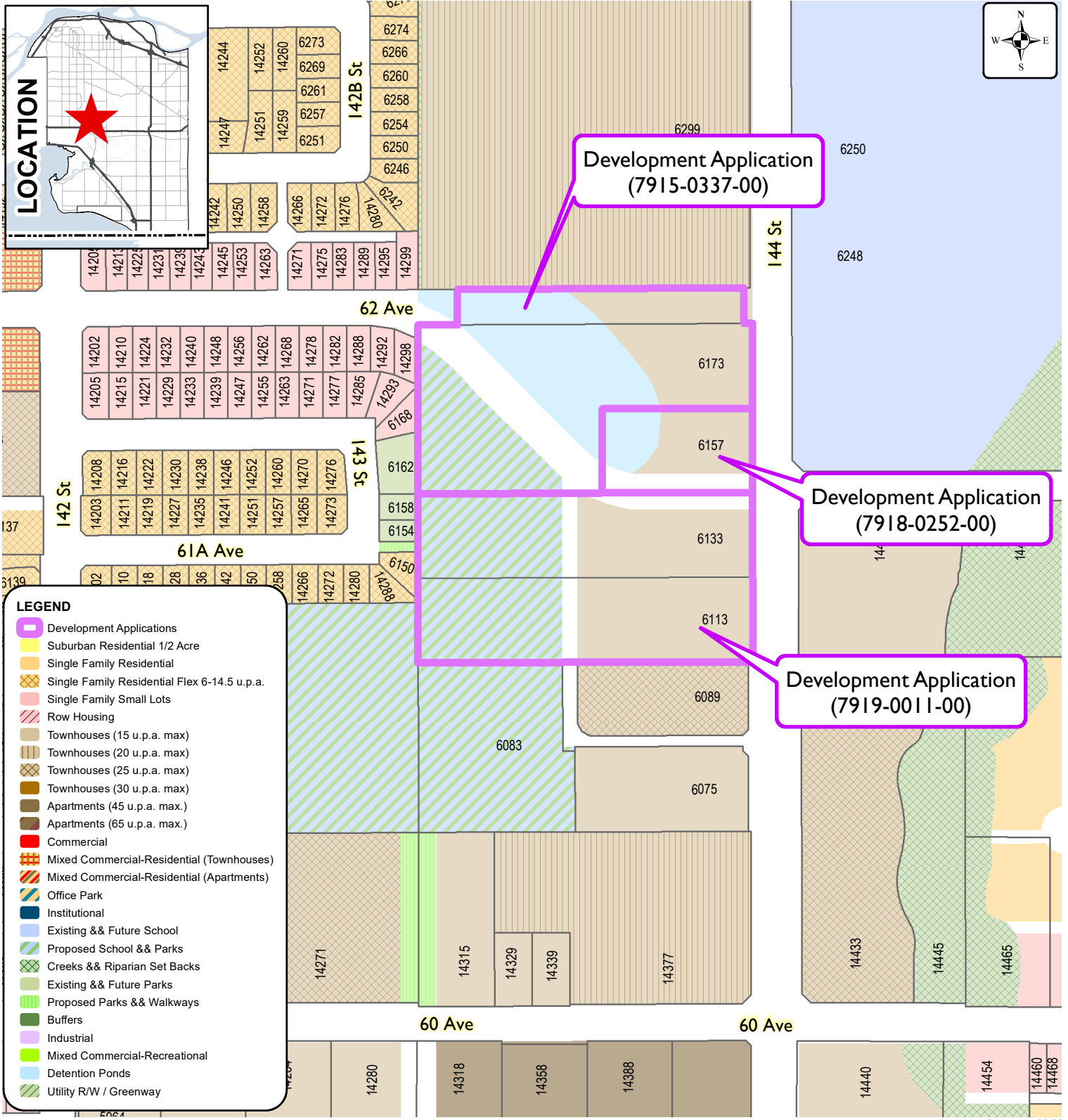


## SUBJECT PROPERTY 6173 - 144 Street

## ENGINEERING DEPARTMENT

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Produced by GIS Section: 11-Apr-2019, JJR

Date of Aerial Photograph: April 2018

Scale: 1:3,000 0 30 M



## Development Applications South Newton NCP

ENGINEERING  
DEPARTMENT

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