

NO: R122

COUNCIL DATE: June 24, 2019

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 20, 2019**

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

FILE: **8380-281G**

SUBJECT: **Acquisition of Property at 1916 - 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 1916 - 176 Street (PID 009-510-354) 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 1916 - 176 Street (the "Property") for parkland purposes.

DISCUSSION

Property Description

The Property at 1916 - 176 Street is a 5.57 acre rectangular shaped parcel located adjacent to Redwood Park in South Surrey.

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone, designated Rural in the Official Community Plan and is further designated Parks/Open Space within the Grandview Heights General Land Use Plan, as illustrated in Appendix "II". The highest and best use of the Property, absent the park designation, would be as a larger improved rural residential holding property.

Purpose of the Acquisition

This parcel will be added to Redwood Park, a significant and important park in South Surrey. The acquisition will help complete a long-term strategy of enlarging Redwood Park to allow for future park uses as the surrounding neighbourhoods develop.

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 June 26, 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 2019 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, 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 1916 - 176 Street (PID 009-510-354) for parkland purposes, as illustrated on the map attached as Appendix "I".

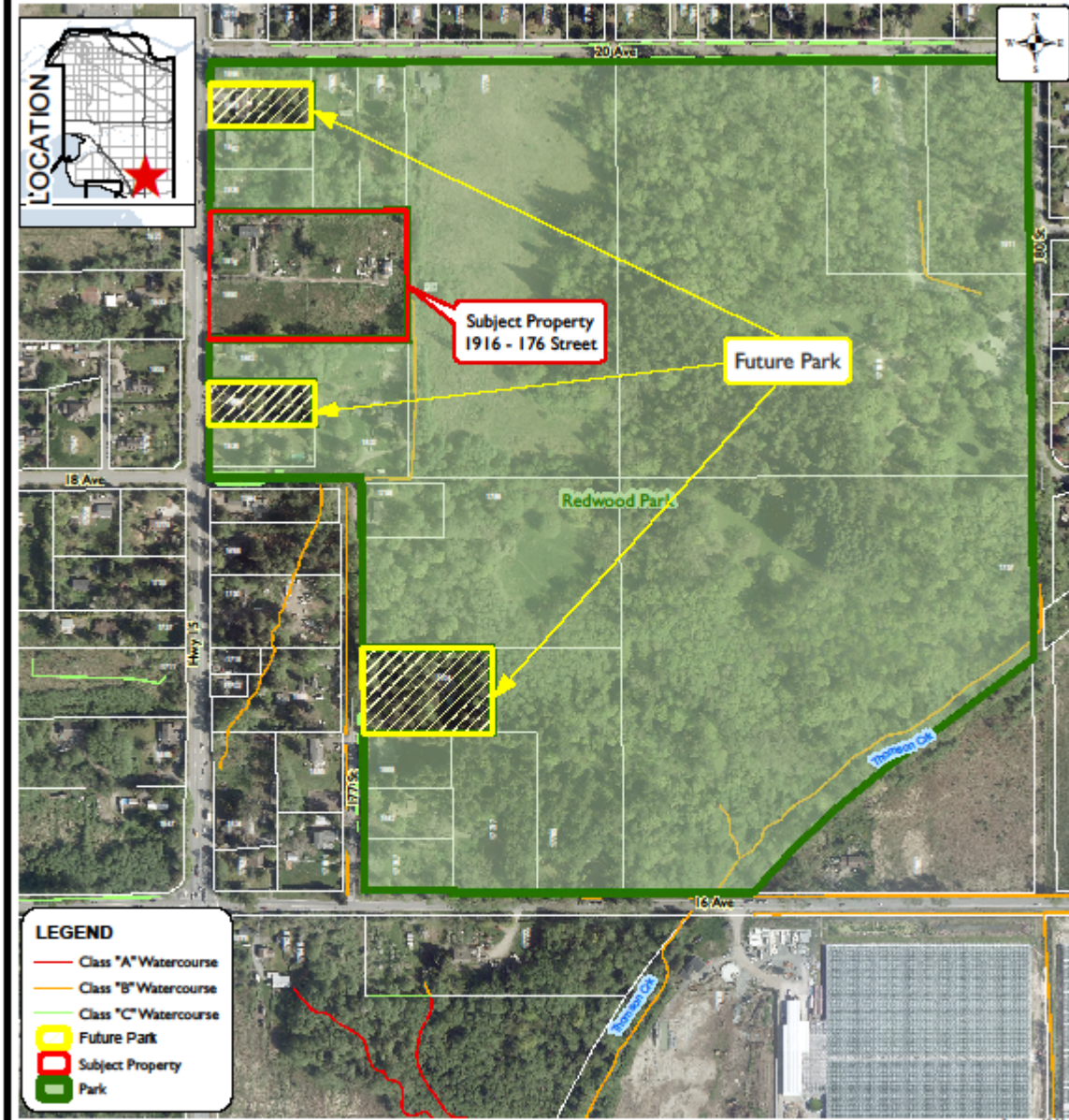
Jaime Boan, P.Eng.
Acting General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Grandview Heights General Land Use Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 18-Jun-2019, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:5,000 0 40 M



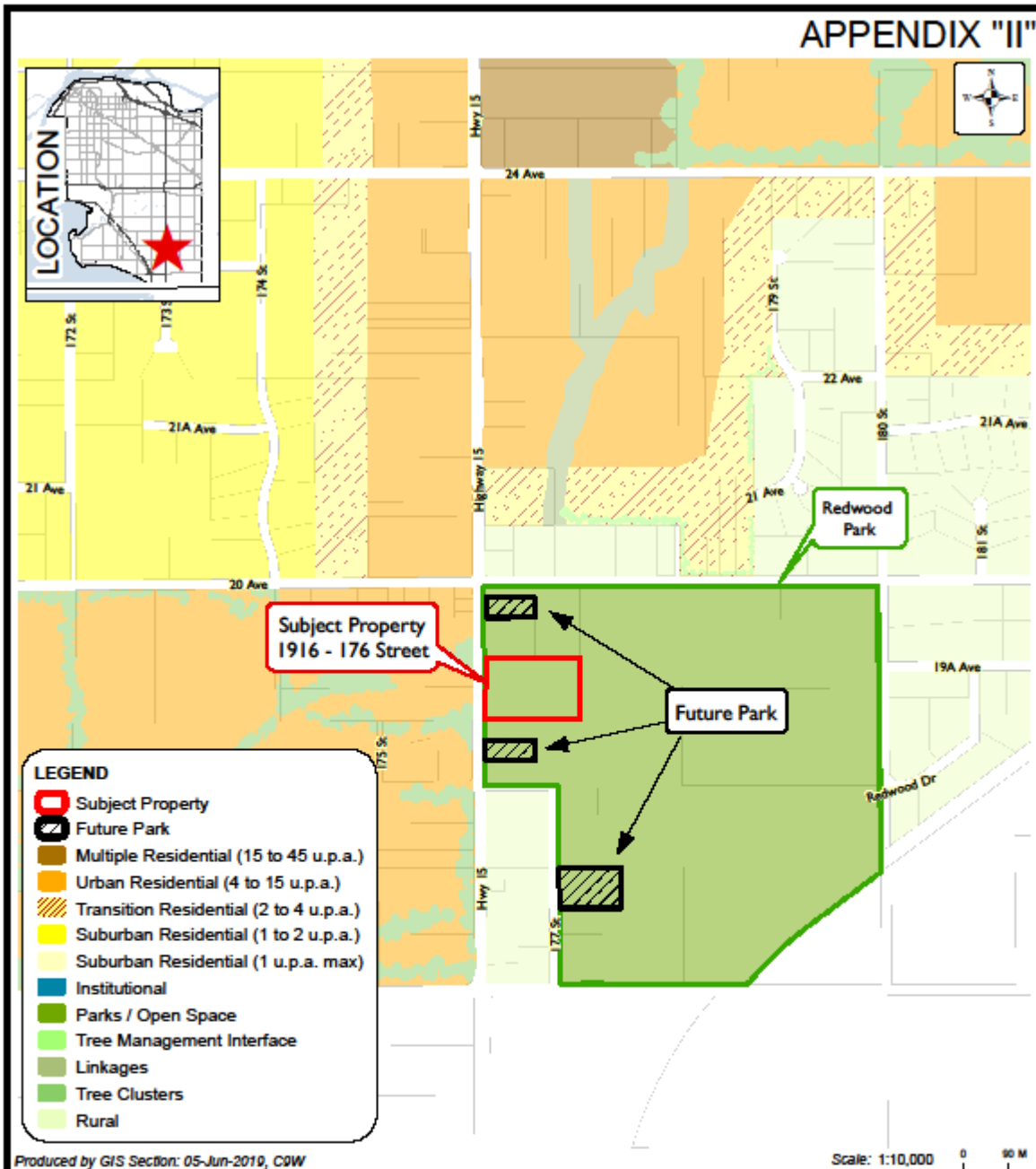
**SUBJECT PROPERTY
1916 - 176 Street**

**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 purpose only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\Corporate\Reps\Realty\PS_ry1916-17651.mxd

APPENDIX "II"



Grandview Heights General Land Use Plan

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 purpose only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Mapa\CorporateRapa\Realty\CW_1916-1760_API.mxd