

NO: R142

COUNCIL DATE: July 8, 2019

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 4, 2019**

FROM: Acting General Manager, Engineering **FILE: 0910-20/530A**
General Manager, Parks, Recreation & Culture

SUBJECT: Sale of a Portion of City Park Property at 6275 – 128 Street to Facilitate the Construction of a New Water Pump Station by the Greater Vancouver Water District

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of a 565.3 m² portion of park property located at 6275 – 128 Street (PID No. 023-365-153) to allow for the construction of a new water pump station facility located at 6275 - 128 Street, as illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, S.B.C. 2003, c. 26.

INTENT

The intent of this report is to seek Council’s approval to sell the undeveloped 565.3 m² (6,085 ft.²) portion (the “Disposition Area”) of the park property located at 6275 – 128 Street (the “Park”) to the Greater Vancouver Water District (the “GVWD”).

BACKGROUND

Property Description

The Park at 6275 – 128 Street is a 1.29 hectare (3.188 acre) parcel, known as Newton Reservoir Park. The 565.3 m² Disposition Area is a panhandle portion of the Park, which is in a natural state with some trees along the northern and eastern boundaries with a portion of the proposed Disposition Area being bush. As part of the building permit process for the new water pump station, the City will work with the GVWD on a compensation plan to plant replacement trees at a 2:1 ratio in a City-owned park.

An internal service road separates the Park into a north portion and a south portion. The smaller north portion includes a City-owned pump station, a GVWD pump station and a TM Mobile Inc. (“Telus”) telecommunication tower that is co-shared with Rogers Communication Inc. (“Rogers”). The larger south portion of the Park is grassed, planted with trees and improved with a series of public pathways.

The GVWD has a statutory right-of-way (“GVWD SRW”) registered on the legal title for the Park, co-existing with a City utility statutory right-of-way, for the purpose of protecting its pump station and related items. Telus has a licence from the City that allows the operation of the communication tower on the Park. The area of the existing GVWD SRW is not large enough to accommodate the placement of the proposed water pump station within its boundaries.

The north adjacent property at 12700 – 63 Avenue is a 15,071 m² (3.724 acres) parcel, improved with a reservoir facility (the “Reservoir”) and owned by the GVWD.

Zoning, Plan Designations and Land Uses

Both the Park property and the adjacent Reservoir property are zoned One-Acre Residential Zone and designated Urban in the Official Community Plan.

DISCUSSION

Reason for the Disposition

The GVWD proposes to construct a new water pump station on the Disposition Area as part of its future expansion plans for the Reservoir and for water supply to Surrey residents.

A purchase and sale agreement (the “Agreement”) for the Disposition Area has been negotiated and agreed to by the parties. The Agreement is supported by an appraisal that was completed by an accredited, independent appraiser.

The proceeds received from the sale of the Disposition Area will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parklands within the City.

As part of the disposition process, staff will ensure that a notice of the City land sale is issued in accordance with the provisions of Sections 26 and 94 of the Community Charter, S.B.C. 2003, c. 26.

There is no “park purposes” Bylaw which would prevent infrastructure features being constructed at the Park property, and therefore there is no requirement to initiate an Alternative Approval Process to seek approval of 10 percent or more of the eligible electors for this initiative. A Bylaw (Bylaw No. 1714) associated with the Park property from 1959 identifies the purchase of the Park property was for corporate purposes.

Utilities Impacting Disposition Area

The Disposition Area is impacted by existing underground hydro and telecommunication utilities running in an east-west direction through the Disposition Area. The parties have agreed that these utilities will be relocated, prior to completion of the sale, in order to enable the GVWD to use the Disposition Area as intended. The utility relocation costs are planned to be shared between the City, the GVWD, Telus and Rogers, who all benefit from these utility services to the Park property.

SUSTAINABILITY CONSIDERATIONS

The disposition a portion of the Park to allow for the expansion of the GVWD waterworks facility supports the objectives of the City's Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter theme 2.0 of Infrastructure. Specifically, this land transaction supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services;
- Water DO16: Surrey's water is clean, abundant and safe for drinking; and
- Water SD12: Continue to explore, develop and implement policies and tools to support water conservation and recover.

CONCLUSION

The terms and conditions of the Agreement related to the sale of the 565.3 m² (6,085 ft.²) portion of the Park property located at 6275 – 128 Street are considered reasonable. This disposition will assist in the GVWD's future expansion plans for its waterworks facility located on the Park property and the adjacent property at 12700 – 63 Avenue.

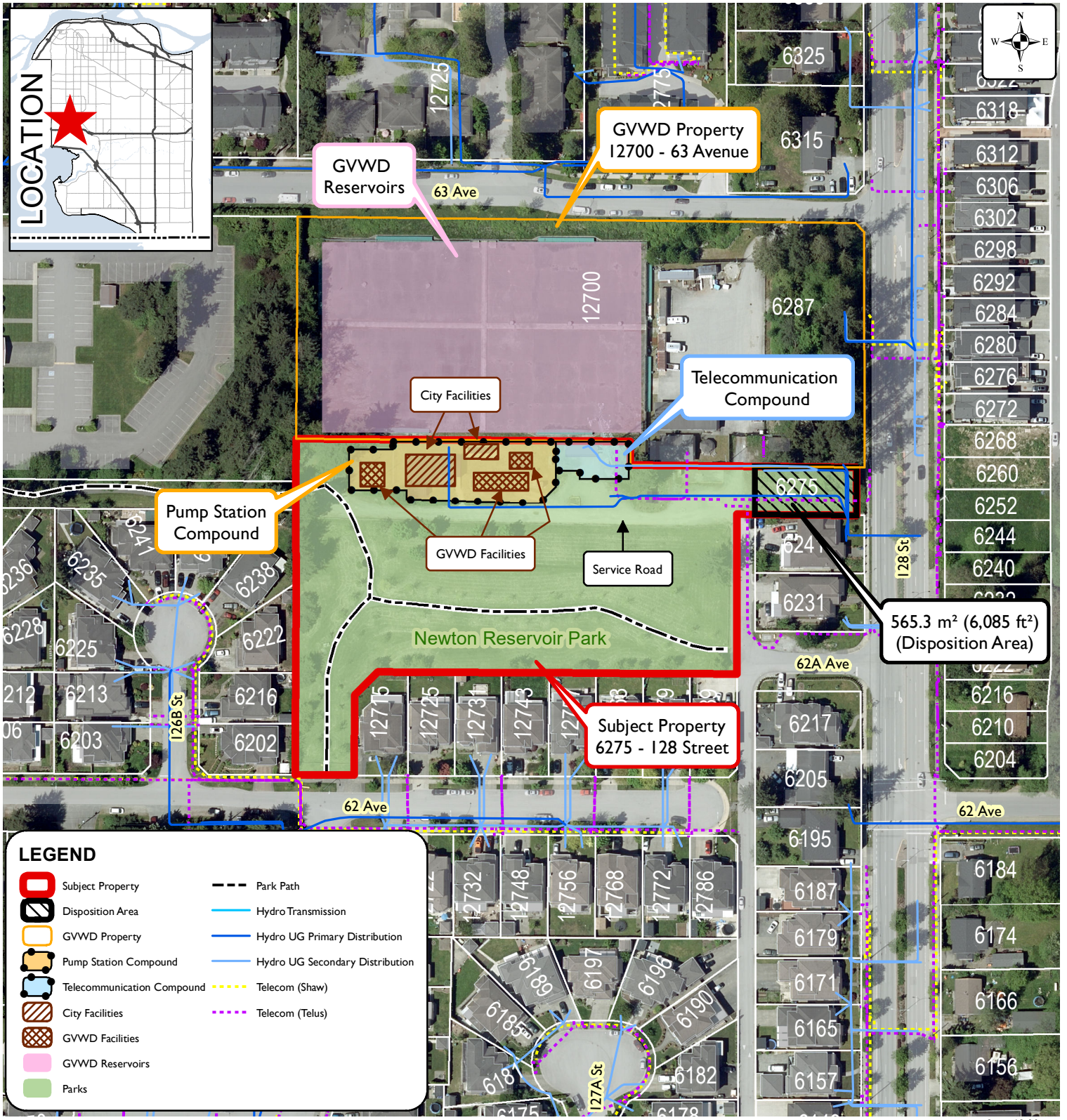
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Laurie Cavan
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AW/amg/cc

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 01-Apr-2019, C9W

Date of Aerial Photograph: April 2017

Scale: 1:1,800



Sale of a Portion of City Park Property at
6275 – 128 Street to Facilitate the
Construction by the Greater Vancouver
Regional District of a New Water Pump Station

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.