

NO: R171

COUNCIL DATE: September 16, 2019

REGULAR COUNCIL

TO: Mayor & Council **DATE: September 11, 2019**

FROM: Acting General Manager, Engineering **FILE: 0870-20/406B**
General Manager, Parks, Recreation & Culture

SUBJECT: Acquisition of Property at 12336 – 103A Avenue for Parkland and
Drainage Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 12336 – 103A Avenue (PID No. 011-565-993) for parkland and 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 property at 12336 – 103A Avenue (the “Property”) for parkland and drainage purposes.

DISCUSSION

Property Description

The Property is an 8,283.33m² (89,161 ft.²) rectangular shaped parcel located in an older residential neighbourhood in South Westminster.

Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) Zone and is designated Urban in the Official Community Plan. The highest and best use of the Property, absent the park designation, is the current single-family residential use.

Purpose of the Acquisition

This acquisition will protect a portion of Robson Creek, a significant fish bearing stream in the City. It will also protect the north-south running Biodiversity Conservation Strategy (“BCS”) Corridor, a local corridor protecting wildlife movement in perpetuity, as illustrated on the map attached as Appendix “II”. There are significant erosion concerns in this area which limit the reconstruction of the dwelling on this Property. The Property will be managed as a natural area, with habitat preservation and enhancement the priority.

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 September 18, 2019. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the 2019 Parkland Acquisition Program and the Drainage Budget.

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, Ecosystems and Infrastructure. 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;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats; and
- Infrastructure DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will protect a portion of Robson Creek and a portion of the BCS corridor, as well as will ensure adequate drainage conveyance is maintained throughout the system. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the Property for parkland and drainage purposes, as illustrated on the map attached as Appendix "I".

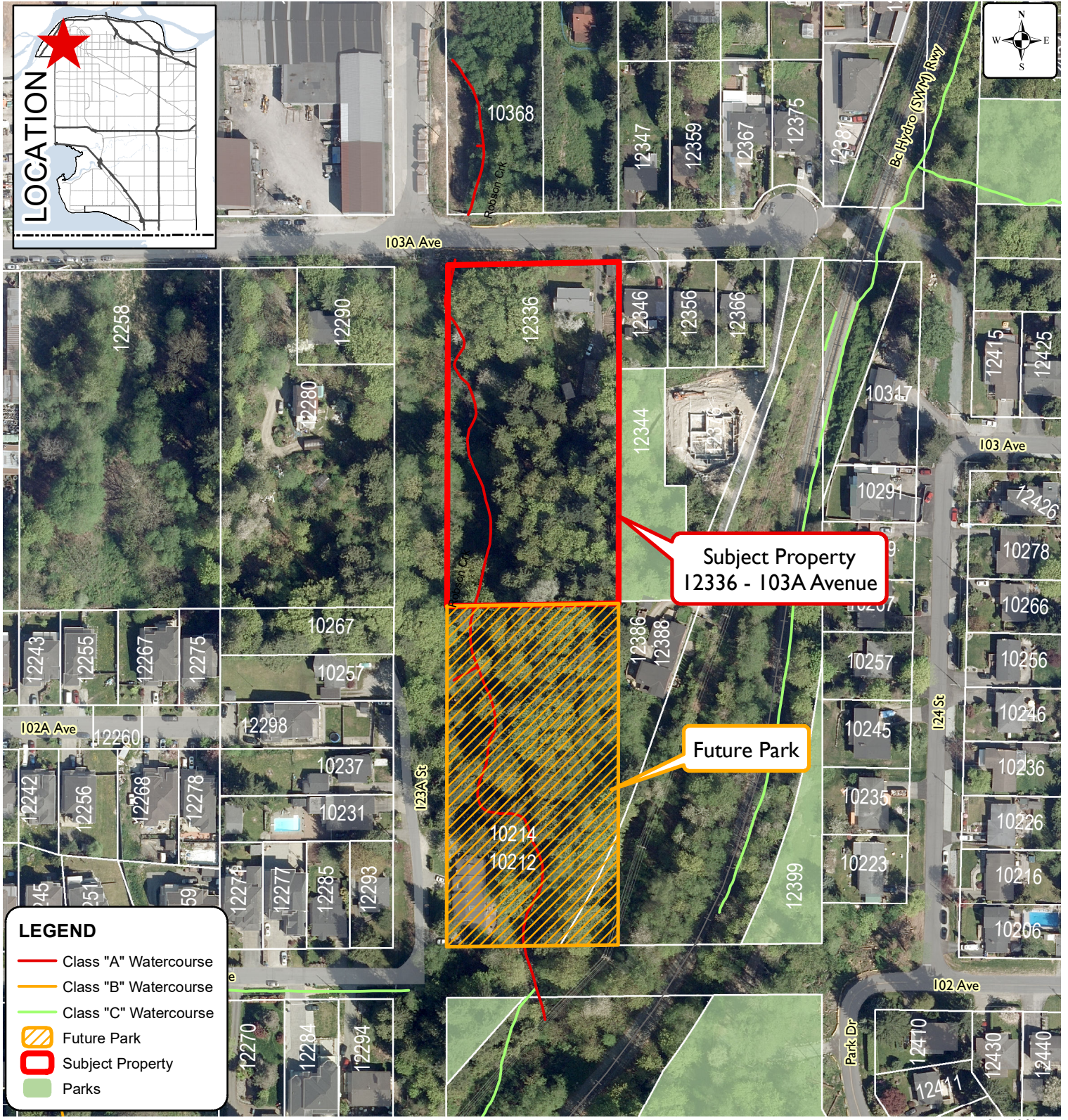
Scott Neuman, P.Eng.
Acting General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" – Aerial Photograph of Site
Appendix "II" – Biodiversity Conservation Strategy Corridor

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 11-Sep-2019, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000



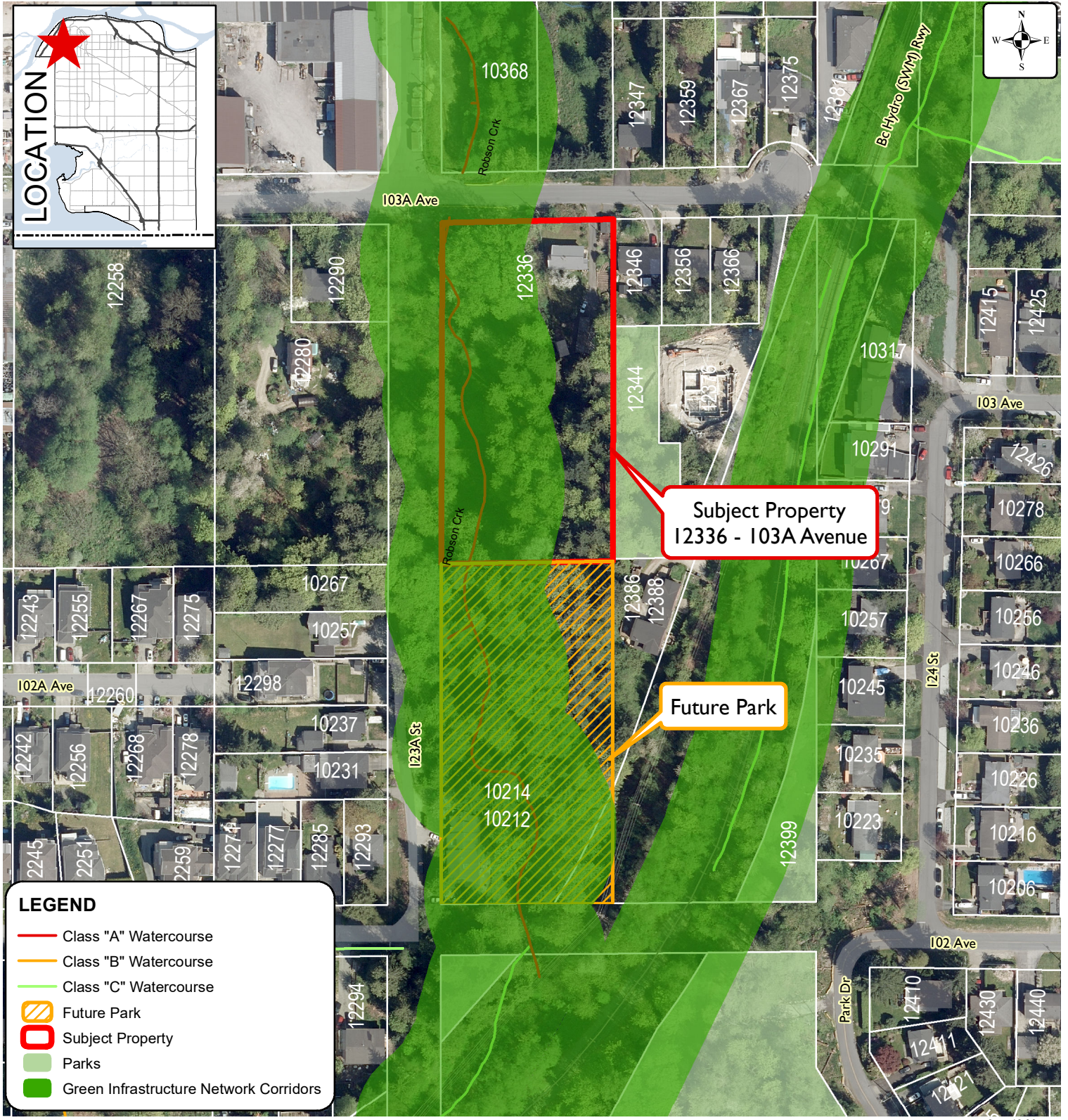
SUBJECT PROPERTY
12336 - 103A Avenue

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_12336-103AAve_API.mxd

AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



LEGEND

- Class "A" Watercourse
- Class "B" Watercourse
- Class "C" Watercourse
- Future Park
- Subject Property
- Parks
- Green Infrastructure Network Corridors

Produced by GIS Section: 11-Sep-2019, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 10 M



Biodiversity Conservation Strategy Corridor

ENGINEERING DEPARTMENT

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