

NO: R172

COUNCIL DATE: September 16, 2019

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 11, 2019**

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

FILE: **o870-20/535B**

SUBJECT: **Acquisition of Property at 17759 – 58A Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 17759 – 58A Avenue (PID No. 007-310-668) 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 17759 – 58A Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is a 2,367 m² (25,475 ft²) rectangular shaped parcel located in Cloverdale Town Centre.

Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) Zone and is designated Multiple Residential in the Official Community Plan. The highest and best use of the Property, absent the park designation, is a low-rise apartment development (up to four storeys) upon receipt of all necessary municipal approvals.

Purpose of the Acquisition

This acquisition will form the majority of a new neighbourhood park in the pending Cloverdale Town Centre Plan, as illustrated on the map attached as Appendix “II”. The future park will be an important public space in the growing town centre, and when complete, will allow for play, rest and relaxation.

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 September 18, 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, and Health and Wellness. 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 SD6: Provide a range of community amenities including culture, recreation, health, and education facilities in each Town Centre; 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 a new neighbourhood park in the Cloverdale Town Centre Plan. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the Property at 17759 – 58A Avenue (PID 007-310-668) for parkland purposes, as illustrated on the map attached as Appendix "I".

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

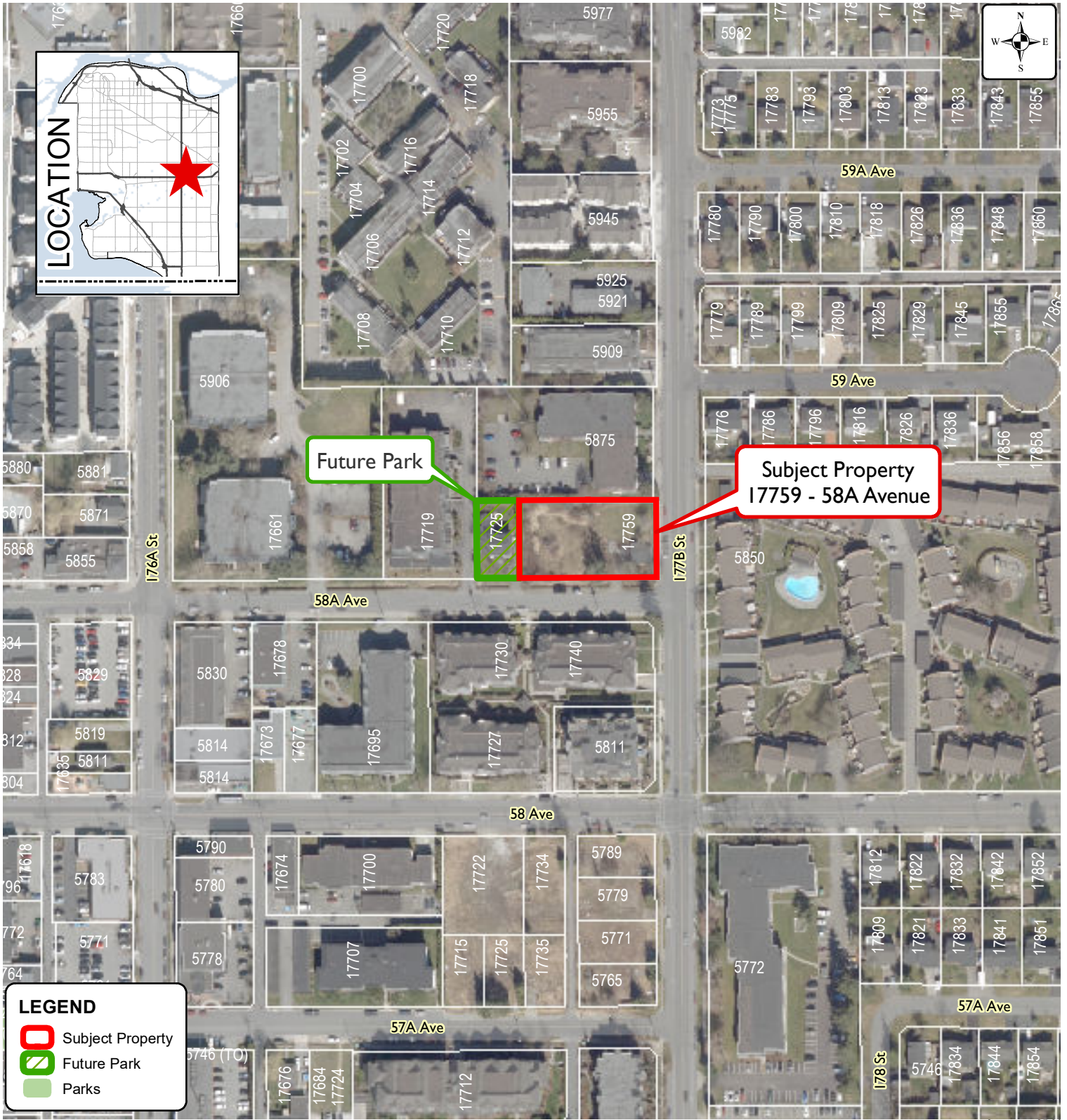
Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" – Pending Cloverdale Town Centre Plan

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 02-Aug-2019, P205803

Date of Aerial Photograph: March 2019

Scale: 1:2,500 0 25 M



SUBJECT PROPERTY 17759 - 58A 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.

APPENDIX "II"

PENDING CLOVERDALE TOWN CENTRE PLAN UPDATE

