

NO: **R188**

COUNCIL DATE: **October 7, 2019**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **September 16, 2019**

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

FILE: **o870-20/569A**

SUBJECT: **Acquisition of Property at 16270 – 10 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 16270 – 10 Avenue (PID No. 018-578-748) 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 16270 – 10 Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property at 16270 – 10 Avenue is a 3,628.4 m² (39,056 ft.²) irregular shaped parcel.

Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Gross Density Residential (RF-G) 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 large lot single-family residential use.

Purpose of the Acquisition

This acquisition will protect a significant portion of McNally Creek and its riparian area, which is an important fish bearing stream that feeds into the Little Campbell River. The acquisition will also provide for opportunities to extend a trail north-south through the natural area.

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 October 9, 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.

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

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife;
- Natural Areas, Biodiversity and Urban Forest DO5: Surrey takes pride in its rich biodiversity, including fish bearing streams, marine habitat and natural areas such as forests, meadows and wetlands; 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 protecting a significant portion of McNally Creek, as well as will provide an opportunity to extend a trail through the natural area. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the property at 16270 - 10 Avenue (PID No. 018-578-748) 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

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 04-Sep-2019, P205934

Date of Aerial Photograph: March 2019

Scale: 1:3,000 0 25 M



**SUBJECT PROPERTY
16270 - 10 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.