

NO: **R189**

COUNCIL DATE: **October 7, 2019**

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **September 16, 2019**

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

FILE: **o870-20/547A**

SUBJECT: **Acquisition of Property at 9910 Lyncean Drive for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 9910 Lyncean Drive (PID No. 007-024-215) 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 9910 Lyncean Drive (the “Property”) for parkland purposes consistent with the Abbey Ridge Local Area Plan, a map of which is attached as Appendix “II”.

## DISCUSSION

### Property Description

The Property is a 5,322.3 m<sup>2</sup> (57,289 ft.<sup>2</sup>) parcel located in the Abbey Ridge Local Area Plan.

### Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone and is designated future Suburban in the Official Community Plan. The highest and best use of the Property, absent the park designation, would be subdivision into two suburban residential building lots, upon receipt of all necessary municipal approvals.

### Purpose of the Acquisition

This acquisition will build upon existing parkland and will form the future neighbourhood park identified in the Abbey Ridge Land Use Plan area. The park will protect a stream running north-south, as well as will provide for future opportunities for play and relaxation when the park is developed in consultation with the residents of the 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, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcome ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; 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 providing local park amenities for existing and future residents. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the property at 9910 Lyncean Drive (PID No. 007-024-215) 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" - Abbey Ridge Local Area Plan

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 26-Sep-2019, JJR      Date of Aerial Photograph: March 2019      Scale: 1:2,658      0 25 M

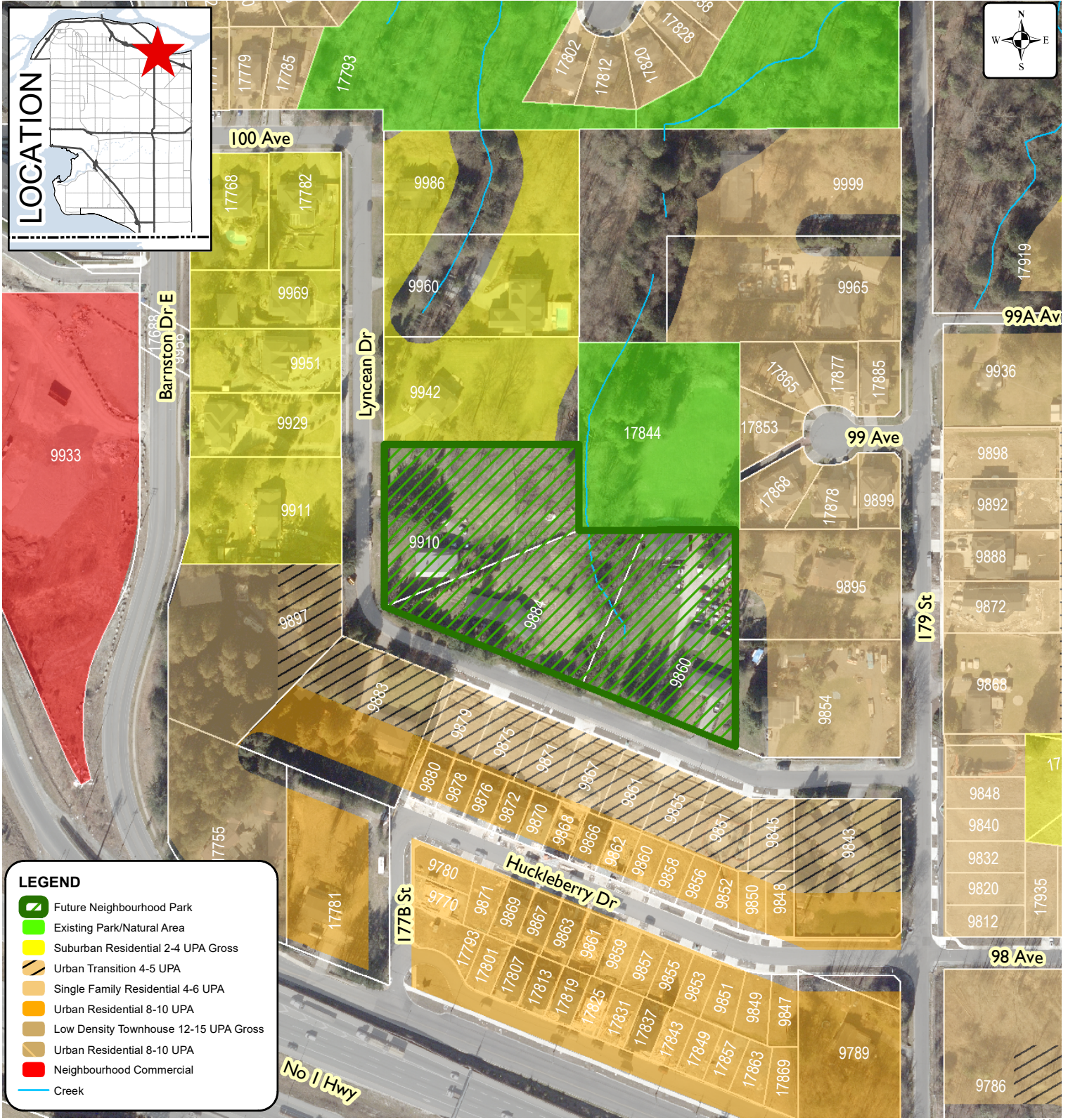


## SUBJECT PROPERTY 9910 - LYNCEAN DRIVE

## 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.

# AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 02-Oct-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,500



## Abbey Ridge Land Use Concept Plan

ENGINEERING  
DEPARTMENT

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