

NO: **R190**

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: **0870-20/391J**

SUBJECT: **Acquisition of Property at 13805 – 101A Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 13805 – 101A Avenue (PID No. 003-336-034) 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 13805 - 101A Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is an 887 m² (9,542 ft.²) rectangular shaped parcel located in Surrey City 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, would be for interim holding as Multi-Family Development.

Purpose of the Acquisition

This acquisition, along with further acquisitions and consolidations, will create a future neighbourhood park in the City Centre neighbourhood. This neighbourhood park will be set in an urban environment and provide local amenities for the existing and future residents. Future park planning, with public consultation, will determine the final scope of amenities within the park.

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 Outcomes ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO3: The City Centre is a dynamic, attractive and complete metropolitan area and important international destination and is one of North America's most liveable and desirable downtowns;
- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community; 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 a future neighbourhood park in the City Centre. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the property at 13805 - 101A Avenue (PID No. 003-336-034) for parkland purposes, as illustrated on the map attached as Appendix "I".

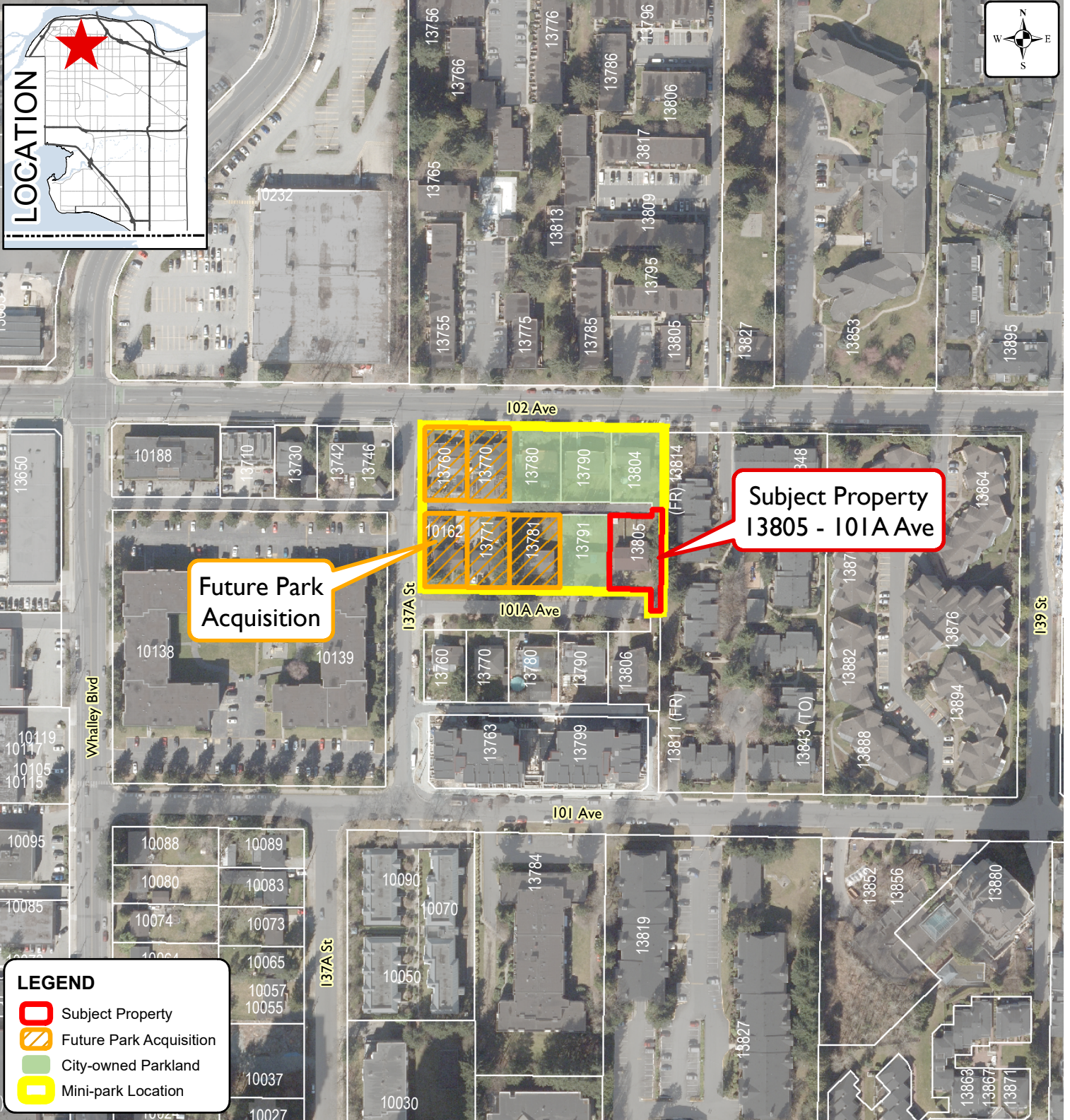
Scott Neuman, P. Eng.
Acting General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 01-Oct-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,500



SUBJECT PROPERTY 13805 - 101A 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.