

NO: **R191**

COUNCIL DATE: **October 7, 2019**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **September 24, 2019**

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

FILE: **o870-20/491C**

SUBJECT: **Acquisition of Property at 7943 – 148 Street for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 7943 – 148 Street (PID No. 002-404-575) 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 7943 – 148 Street (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property at 7943 – 148 Street is a 16,373.42 m² (176,242 ft.²) rectangular shaped parcel located in the East Newton North Neighbourhood Concept Plan.

Zoning, Plan Designations and Land Uses

The Property is zoned General Agriculture (A-1) Zone and is designated Suburban in the Official Community Plan. The highest and best use of the Property, given the limited utility of the majority of the property, is its existing use.

Purpose of the Acquisition

The acquisition of this property will protect a significant portion of Bear Creek and a section of Enver Creek, as well as the high-value regionally significant Biodiversity Corridor that runs through the Property, as illustrated on the map attached as Appendix “II”. It also provides an opportunity to complete the Surrey Lake Greenway, a significant multi-use path running east-west in this neighbourhood.

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 protecting a significant portion of Bear Creek, the Biodiversity Corridor that runs across the property, as well as will provide an opportunity to complete the Surrey Lake Greenway. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the Property at 7943 – 148 Street (PID No. 002-404-575) for parkland purposes, as illustrated on the map attached as Appendix "I".

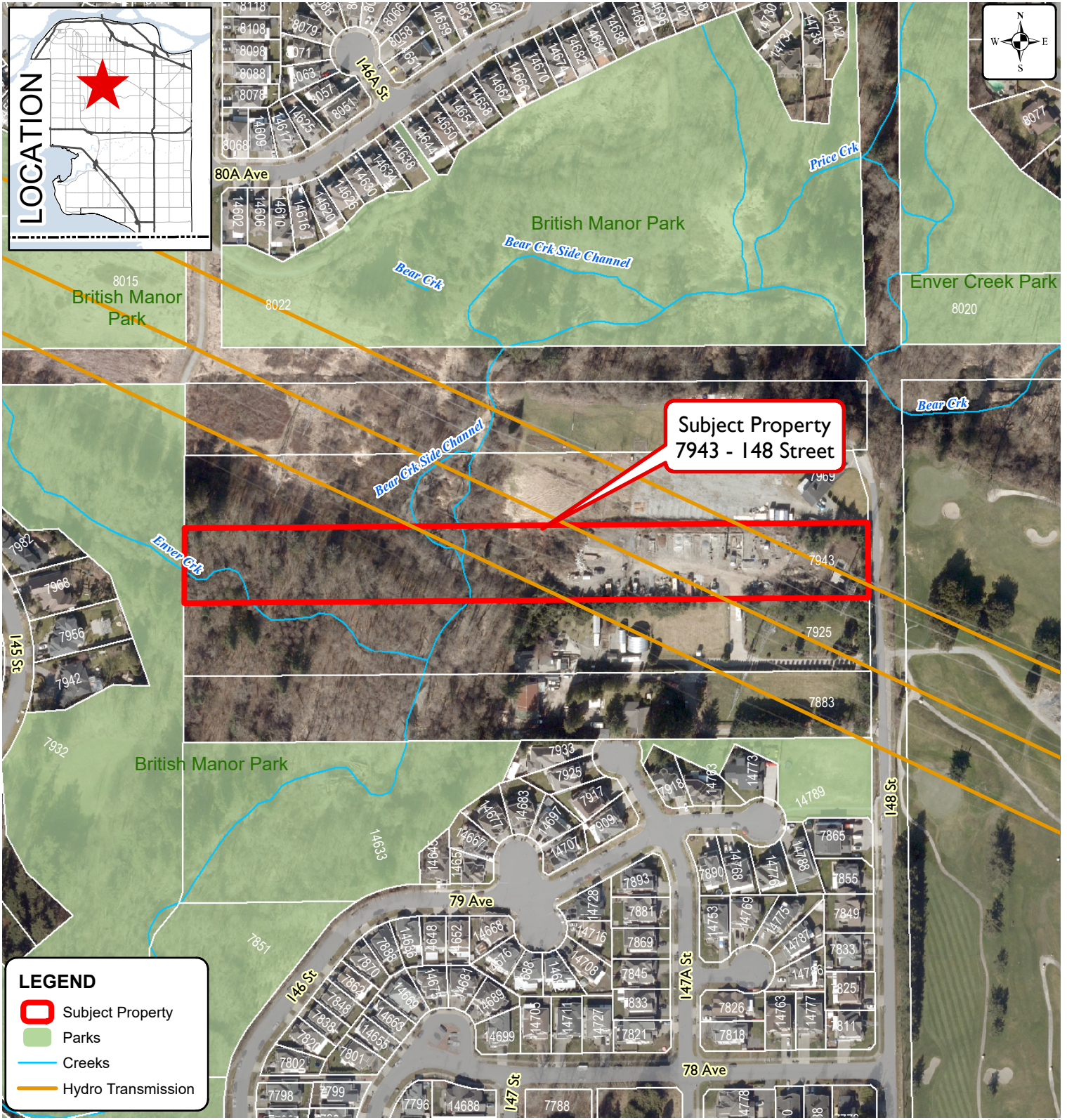
Scott Neuman, P.Eng.
Acting General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

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

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



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

Date of Aerial Photograph: March 2019

Scale: 1:3,000 0 30 M

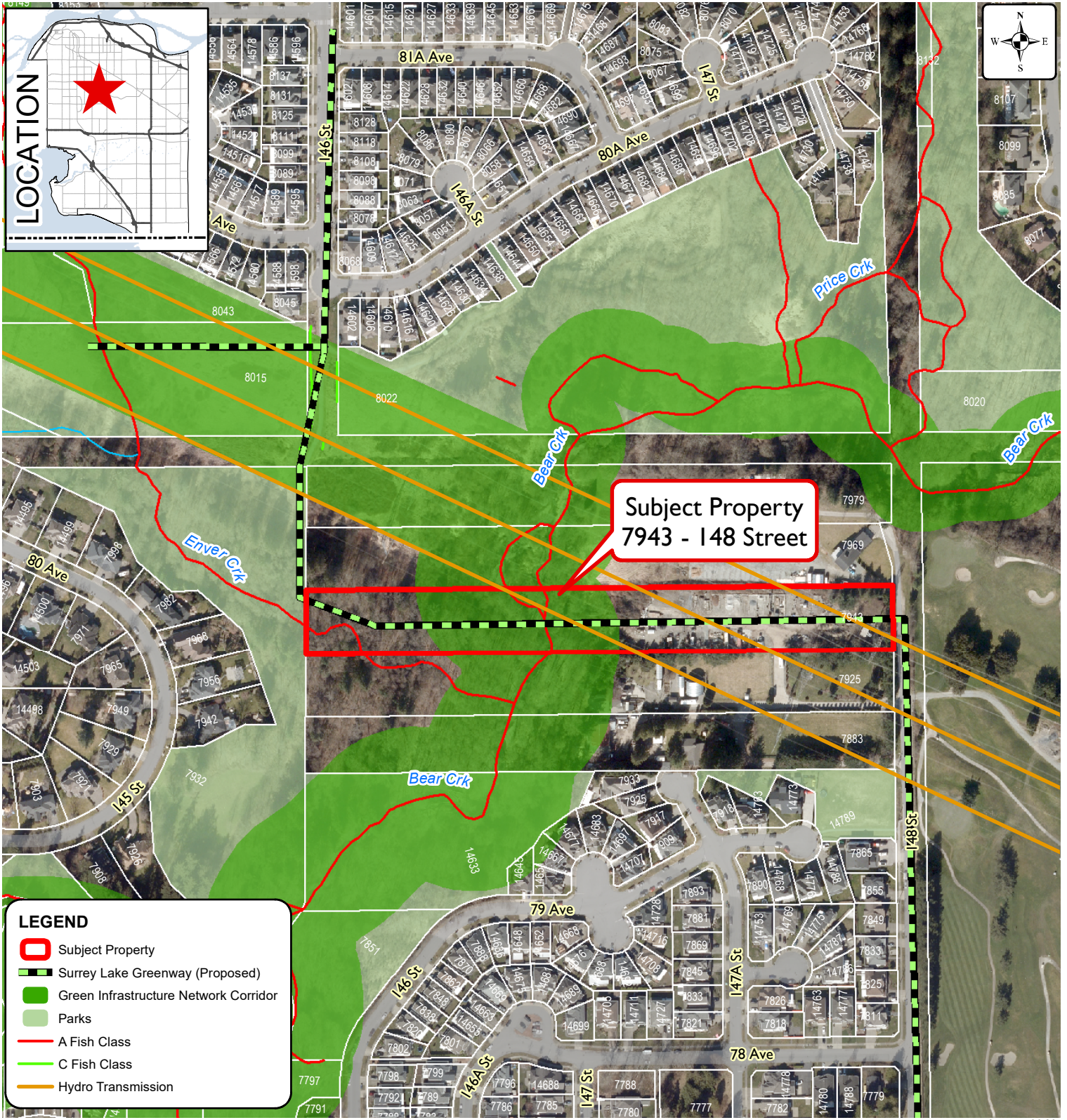


**SUBJECT PROPERTY
7943 - 148 Street**

**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"



LEGEND

- Subject Property
- Surrey Lake Greenway (Proposed)
- Green Infrastructure Network Corridor
- Parks
- A Fish Class
- C Fish Class
- Hydro Transmission

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

Date of Aerial Photograph: March 2019

Scale: 1:3,500 0 30 M



Biodiversity Conservation Strategy

ENGINEERING DEPARTMENT

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