

NO: **R202**

COUNCIL DATE: **October 21, 2019**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 11, 2019**

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

FILE: **o870-20/235B**

SUBJECT: **Acquisition of Property at 13420 – 92 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 13420 – 92 Avenue (PID No. 000-819-107) 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 13420 – 92 Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is a 4,175.06 m² (44,940 ft.²/1.03 acres) rectangular parcel, fully encumbered by BC Hydro overhead transmission lines.

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone and is designated Urban in the Official Community Plan. The highest and best use of the Property, absent the park designation, is concluded to be limited agriculture or horticultural use.

Purpose of the Acquisition

This acquisition will help to protect an important east-west corridor identified in the Biodiversity Conservation Strategy (Green Infrastructure Network), as illustrated on the map attached as Appendix “II”. It will also provide for the safe continuation of the multi-use pathway that exists to the west. This multi-use pathway will connect to and past King George Boulevard for more safe and pleasant pedestrian and cycling infrastructure in the City.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners 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 November 6, 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 Infrastructure, Built Environment and Neighbourhoods, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Infrastructure DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system;
- 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 protection of a portion of the City's Biodiversity Conservation Strategy (Green Infrastructure Network) and for the continuation of a multi-use pathway. The Engineering Department and the Parks, Recreation & Culture Department therefore recommend that Council approve the purchase of the property at 13420 – 92 Avenue (PID No. 000-819-107) for parkland purposes, as illustrated on the map attached as Appendix "I".

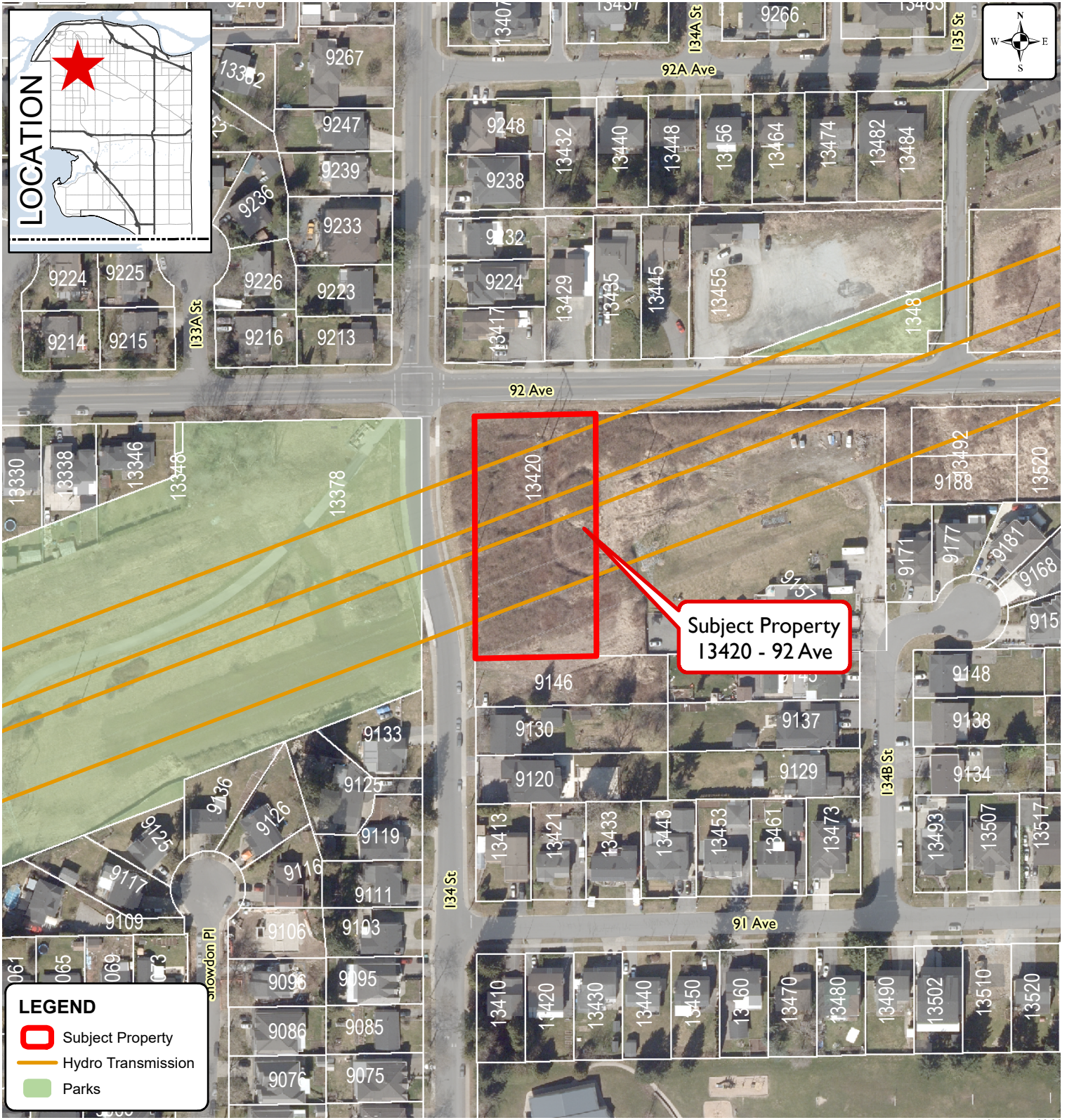
Scott Neuman, P.Eng.
Acting General Manager,
Engineering

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"

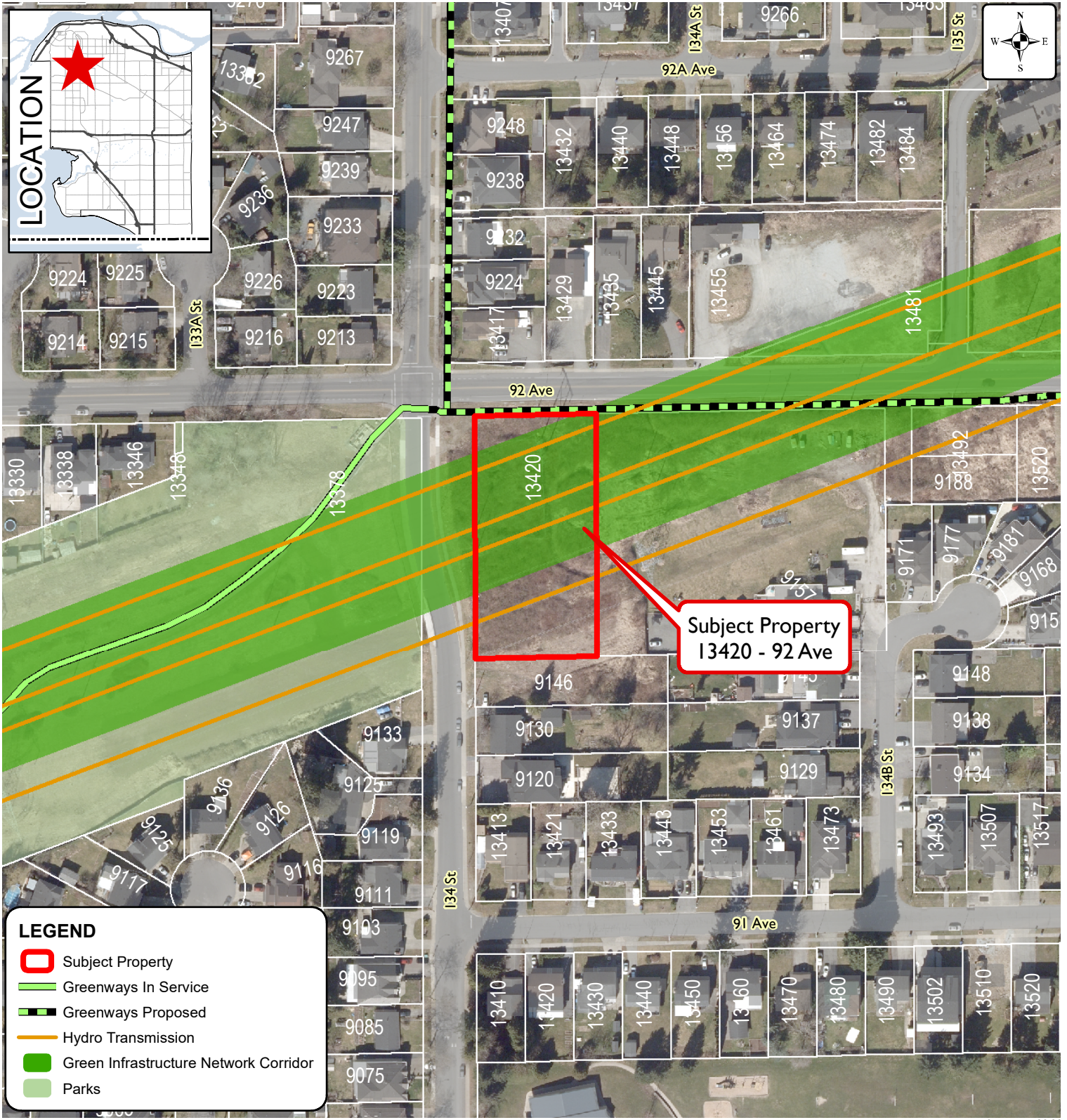


SUBJECT PROPERTY
13420 - 92 Avenue

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.

AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 11-Oct-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,000 0 20 M



BIODIVERSITY CONSERVATION STRATEGY

ENGINEERING DEPARTMENT

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