

NO: **R211**

COUNCIL DATE: **November 4, 2019**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 24, 2019**

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

FILE: **0870-20/518D**

SUBJECT: **Acquisition of Property at 18684 - 76 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 18684 – 76 Avenue (PID No. 003-217-761) for parkland and future road purposes.

INTENT

The intent of this report is to seek Council's approval to purchase the 10,129.28 m² (109,030.66 ft.²/2.503 acre) property at 18684 – 76 Avenue (the "Property") for parkland and future road purposes, as illustrated on the map attached as Appendix "I".

BACKGROUND

The Property is identified in the West Clayton NCP as future active parkland, with an eastern portion part of the future 187 Street. In addition, the preservation and wildlife corridor identified in the NCP are in support of the Green Infrastructure Network ("GIN"), as illustrated on the attached Appendix "II".

DISCUSSION

Property Description and Purpose of Acquisition

The Property is a 10,129.28 m² (109,030.66 ft.²/2.503 acre) rectangular parcel located in West Clayton. The Property will provide future active parkland within the West Clayton NCP neighbourhood, as well as protecting sections of preservation and wildlife corridor in support of the GIN, pursuant to the Biodiversity Conservation Strategy. As the neighbourhood undergoes development, it is anticipated that a half road (western half of the future 187 Street) will be dedicated along the eastern edge of the Property, as well as a half road for the future 75 Avenue, as illustrated on the attached Appendix "II".

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, would be medium density multi-family development.

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 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 DO2: Infrastructure systems provide safe, reliable and affordable services;
- 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 active parkland and future road purposes, as well as protecting a portion of the City's GIN.

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

Laurie Cavan
General Manager,
Parks, Recreation & Culture

NR/BLO/amg/cc

Appendix "I" - Aerial Photograph of the Subject Property
Appendix "II" - West Clayton NCP Land Use Concept Plan



Produced by GIS Section: 22-Oct-2019, JJR

Date of Aerial Photograph: March 2019

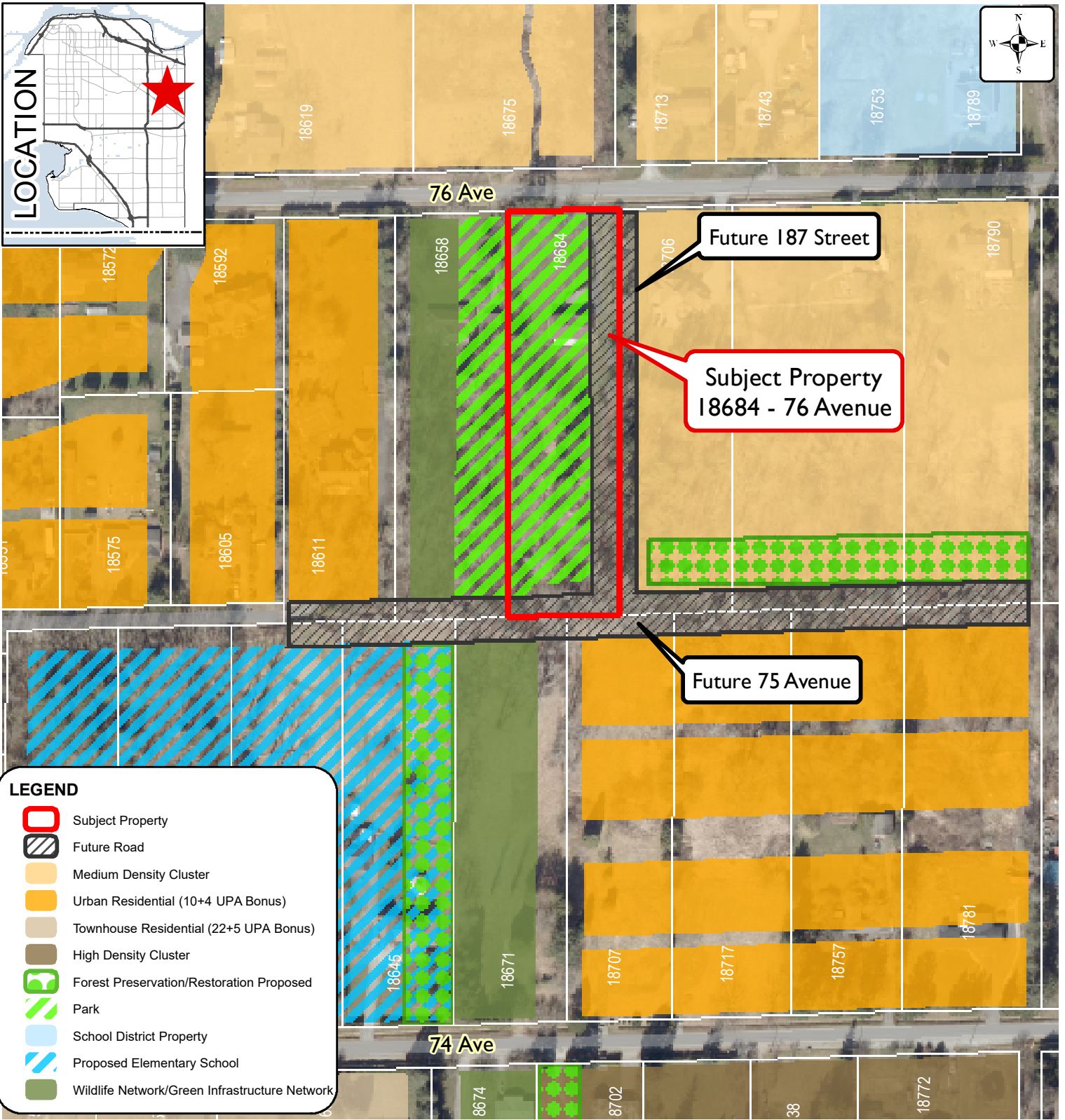
Scale: 1:2,000 0 20 M



**AERIAL PHOTOGRAPH OF
SUBJECT PROPERTY
18684 - 76 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.



Produced by GIS Section: 23-Oct-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,500 0 25 M



West Clayton NCP Land Use Concept Plan

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.