

NO: **R234**

COUNCIL DATE: **December 16, 2019**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 11, 2019**

FROM: **General Manager, Engineering** FILE: **0870-20/576A & B**
General Manager, Parks, Recreation & Culture XC: **7919-0300**

SUBJECT: **Acquisition of Portions of Property at 17939 and 17959 – 24 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a portion of each of the properties located at 17939 – 24 Avenue (PID No. 006-263-321) and 17959 – 24 Avenue (PID No. 010-271-104) for parkland purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase a portion of each of the properties located at 17939 and 17959 – 24 Avenue for parkland purposes.

DISCUSSION

Property Description

The properties at 17939 and 17959 - 24 Avenue (the “Properties”) are located in the Redwood Heights Neighbourhood Concept Plan Area and have a combined gross area of 78,104.33 m² (19.30 acres). An 8,244.92 m² (2.04 acre) portion of the Properties, as illustrated as Lot 1 on the preliminary concept plan attached as Appendix “II” to this report, is being acquired as parkland. Lot 2 is the future location of an elementary school, which the Surrey School District intends to purchase concurrently with the City’s purchase, and Lots 3 and 4 will be developed in the future, once works and services are provided, and submission of a development application is received.

Zoning, Plan Designations and Land Uses

The Properties are zoned A-2 (Intensive Agriculture) and designated Suburban – Urban Reserve in the Official Community Plan. The highest and best use of the portions of the Properties, absent the proposed parkland use, is townhousing (25-30 upa).

Purpose of the Acquisition

These acquisitions will provide natural area parkland in the future Redwood Heights neighbourhood. It is the first piece of a future hub identified in the Biodiversity Conservation Strategy for this area.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the Properties. 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 December 18, 2019. Sale completion will take place upon registration of the subdivision in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for these acquisitions are available from the 2019 Parkland Acquisition Program.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Properties supports the objectives of the City's Sustainability Charter 2.0. In particular, these acquisitions relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Health and Wellness, and Ecosystems. Specifically, these acquisitions support the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre;
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees; and
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. These acquisitions will provide natural area parkland in the future Redwood Heights neighbourhood and is the first piece of a future hub identified in the Biodiversity Conservation Strategy for this area.

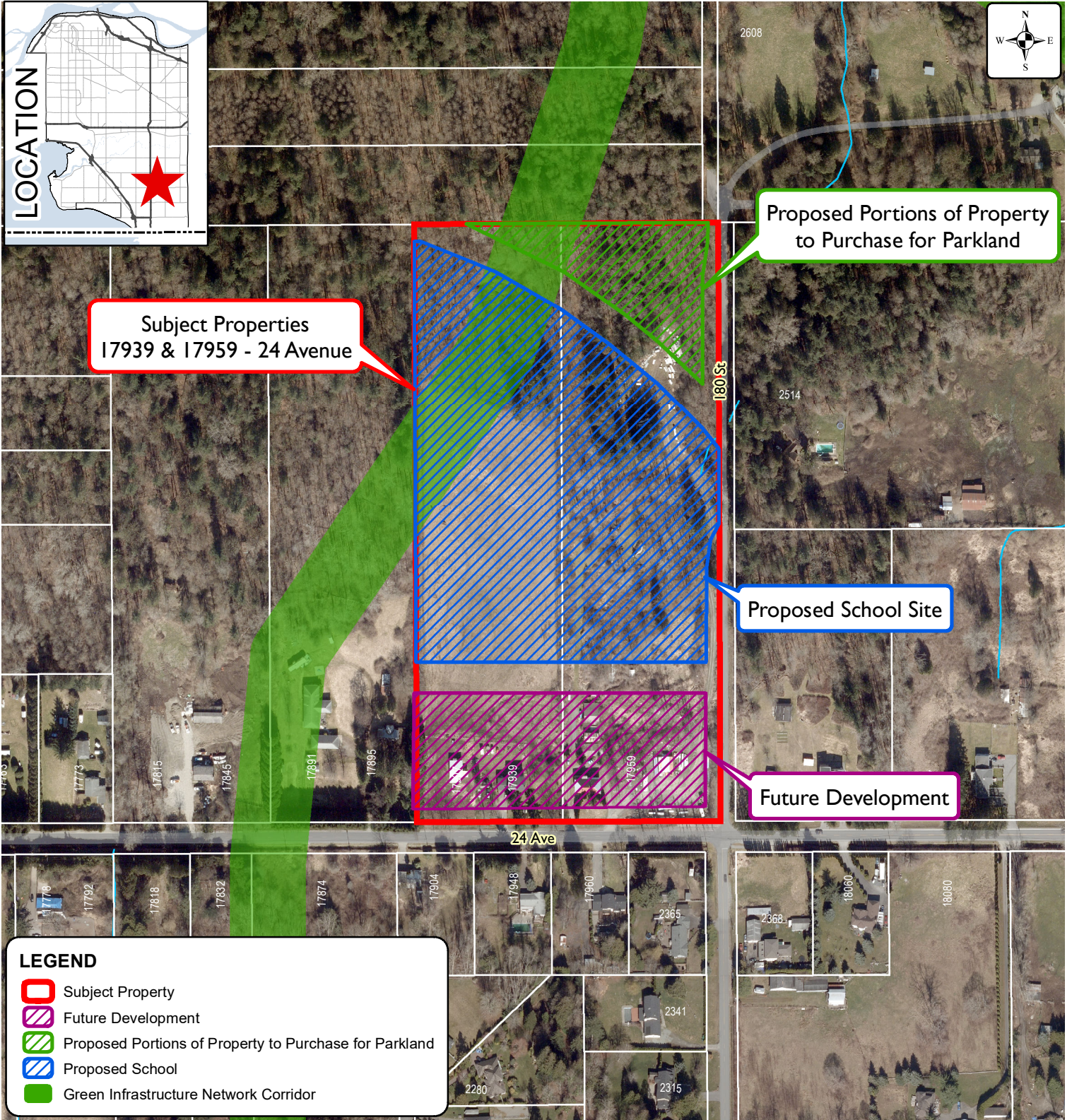
Scott Neuman, P.Eng,
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Preliminary Concept Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Subject Properties
17939 & 17959 - 24 Avenue

Proposed Portions of Property
to Purchase for Parkland

Proposed School Site

Future Development

LEGEND

- Subject Property
- Future Development
- Proposed Portions of Property to Purchase for Parkland
- Proposed School
- Green Infrastructure Network Corridor

Produced by GIS Section: 10-Dec-2019, P205934

Date of Aerial Photograph: March 2019

Scale: 1:3,500 0 30 M



SUBJECT PROPERTIES 17939 & 17959 - 24 Avenue

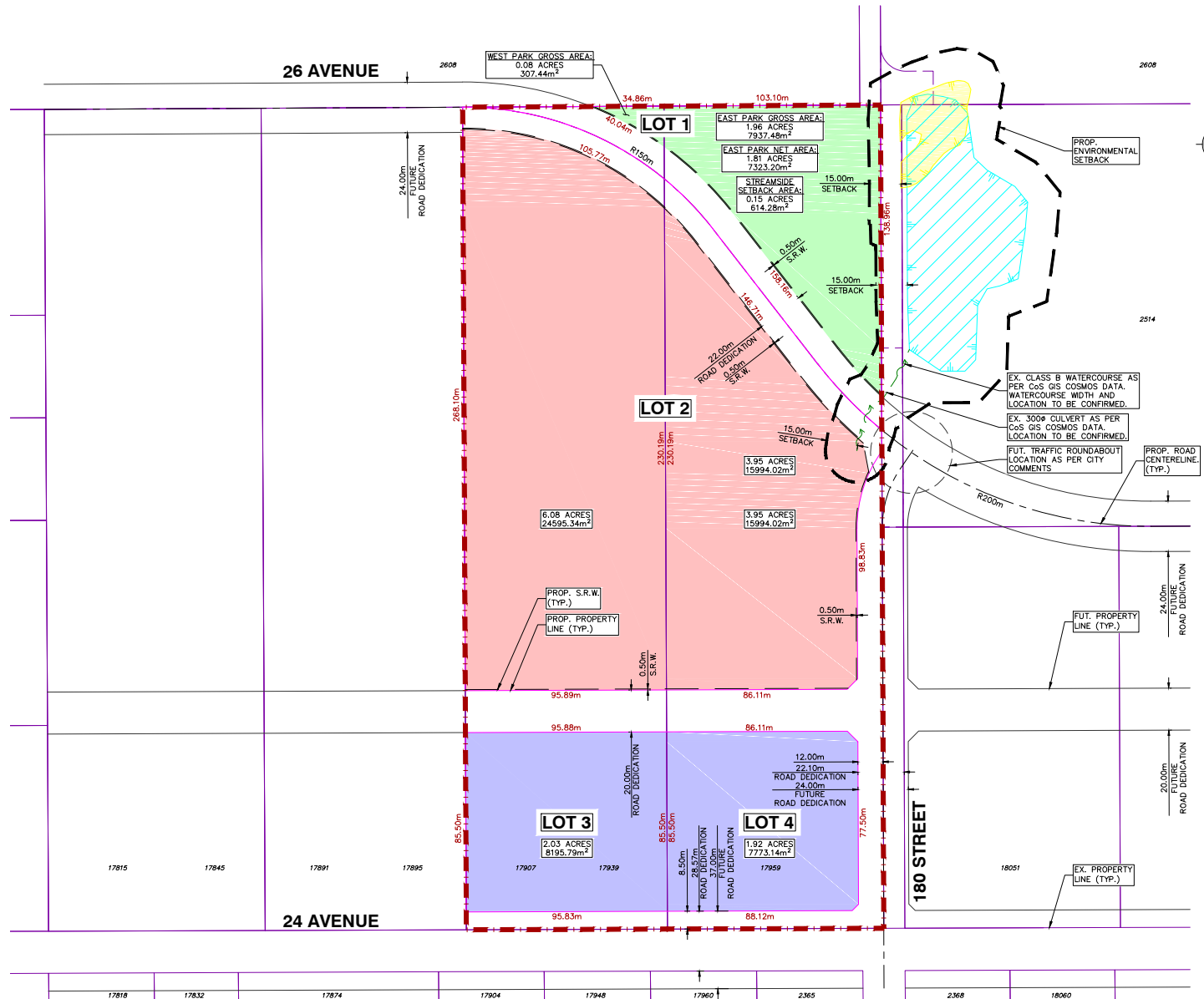
ENGINEERING
DEPARTMENT

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.

APPENDIX "II"

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN, SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD



APPENDIX "II"

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
01	CONCEPT PLAN	JHT	RJB	OCT 22/19	RJB
02	CONCEPT PLAN - OPTION 1	JHT	RJB	NOV 05/19	RJB
03	CONCEPT PLAN - OPTION 1 REVISED	JHT	RJB	NOV 12/19	RJB

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
 201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3E9
 Tel: (604) 597-9058, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: SURREY SCHOOLS
 14033 92 AVENUE, SURREY, BC, V3V 0B7
 PH. 604-596-7733

PROJECT: REDWOOD HEIGHTS ELEMENTARY
 17907, 17939, AND 17959 24 AVENUE, SURREY

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: CONCEPT PLAN OPTION 1

PROJECT NO.: A & M DRAWING NO. 19-184-01

SCALE: HORZ.: 1:1000, VERT.: N/A

DRAWING NO.: 19-184-01

DESIGN: JHT
DRAWN: JHT
CHECK: RJB
APPR: RJB

A & M FILE: 19-184

DRAWING DATE: OCTOBER, 2019

SHEET NO.: 01 of 01
REV.: 03

