

NO: **R075**

COUNCIL DATE: **May 4, 2020**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 29, 2020**

FROM: **General Manager, Engineering**

FILE: **o870-20/563A**

SUBJECT: **Acquisition of Property at 17169 – 104 Avenue for Drainage Purposes**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 17169 – 104 Avenue (PID No. 001-131-681) for drainage purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase the property located at 17169 – 104 Avenue (the “Property”) for drainage purposes.

DISCUSSION

Property Description

The Property is a 4.63 acre rectangular parcel located in the Fraser Heights neighbourhood.

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone, is designated Suburban in the Official Community Plan. The highest and best use of the Property is a large estate lot with limited potential for subdivision, pending further planning and environmental reviews.

Purpose of the Acquisition

The Property is encumbered by numerous creek systems located within incised ravines and provides links to Green Infrastructure Network (“GIN”) corridor connectivity and critical environmental habitats. The Property serves as a key component of the Biodiversity Conservation Strategy and will enable the City to preserve the ravines and drainage functionality in this Fraser Heights 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 May 27, 2020. 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 Approved Drainage 2020 Capital Budget.

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, Ecosystems and Infrastructure. Specifically, this acquisition supports the following Desired Outcomes ("DO"):

- 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;
- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Green Infrastructure DO12: Surrey protects ecosystem services and manages natural assets in order to build resilience and adapt and thrive in a changing climate; and
- All Infrastructure DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system.

CONCLUSION

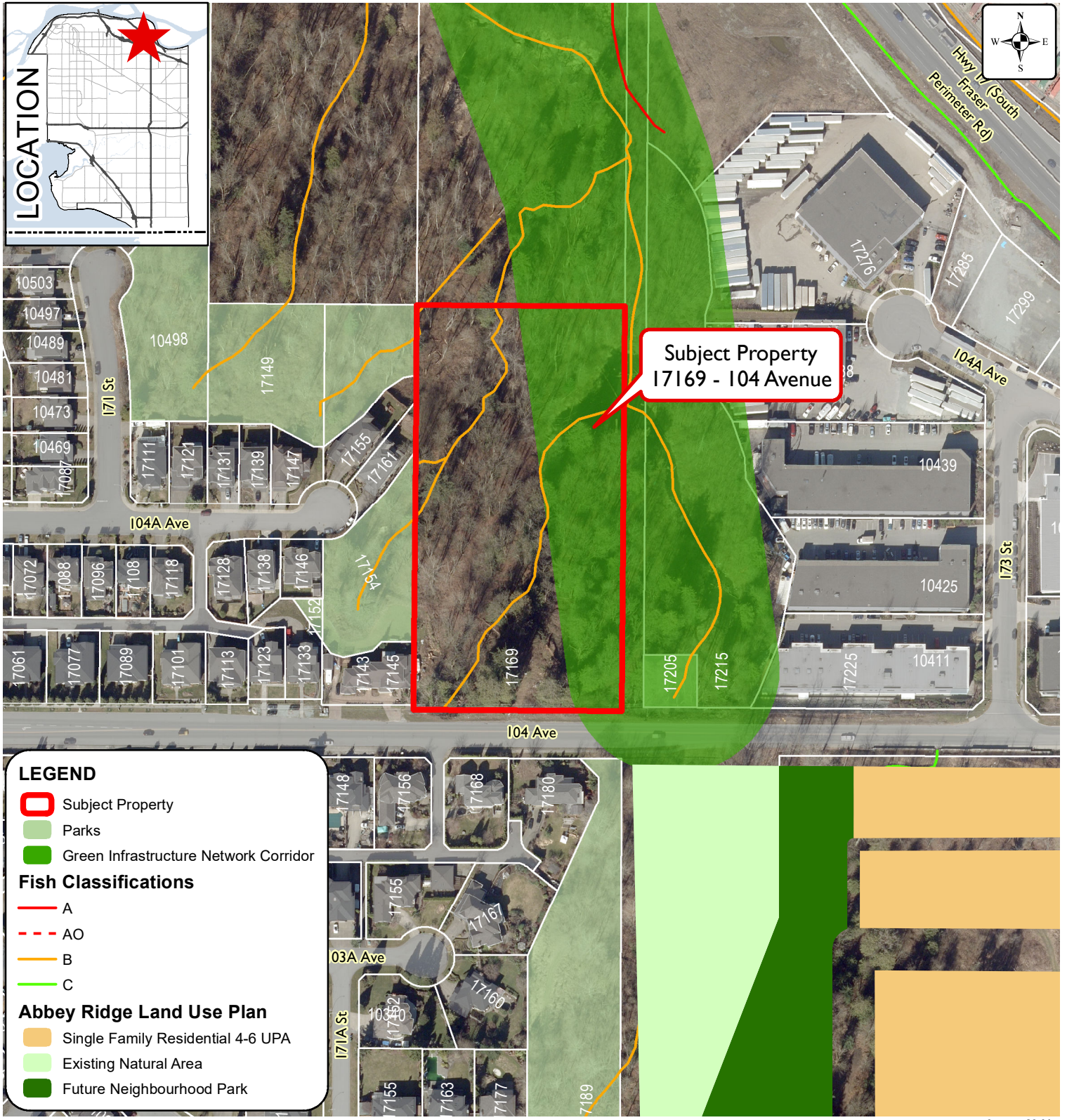
The terms of the purchase and sale agreement are considered reasonable. This acquisition will enable the City to protect numerous creek systems located within incised ravines, allowing them to remain in an "as-is" natural condition as well as protecting a portion of the City's GIN corridor.

Scott Neuman, P.Eng.
General Manager, Engineering

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 27-Apr-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:2,500 0 20 M



SUBJECT PROPERTY 17169 - 104 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.