

NO: **R077**

COUNCIL DATE: **May 4, 2020**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 27, 2020**

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

FILE: **o870-20/462D**

SUBJECT: **Acquisition of Property at 18132 – 96 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 18132 – 96 Avenue (PID No. 018-685-951) for parkland 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 18132 – 96 Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is a 1.52 acre rectangular parcel located in the Anniedale-Tynehead Neighbourhood Concept Plan (“NCP”).

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone, is designated Mixed Employment Use in the Official Community Plan, Light Industrial and Park in the Anniedale-Tynehead NCP, and subject to riparian area setbacks as per the Zoning Bylaw. The highest and best use of the Property, absent the park designation, would be a holding site for future industrial business park redevelopment under the guidelines of the Anniedale-Tynehead NCP and upon rezoning and servicing.

Purpose of the Acquisition

This acquisition will protect parkland identified in the Anniedale-Tynehead NCP, as well as a Green Infrastructure Network (“GIN”) corridor traversing the Property. This is the first acquisition for park purposes in the immediate area, and the park will be expanded to the west over time.

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.

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 Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- 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; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the 2020 Parkland Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing parkland as well as protecting a portion of the City's GIN corridor.

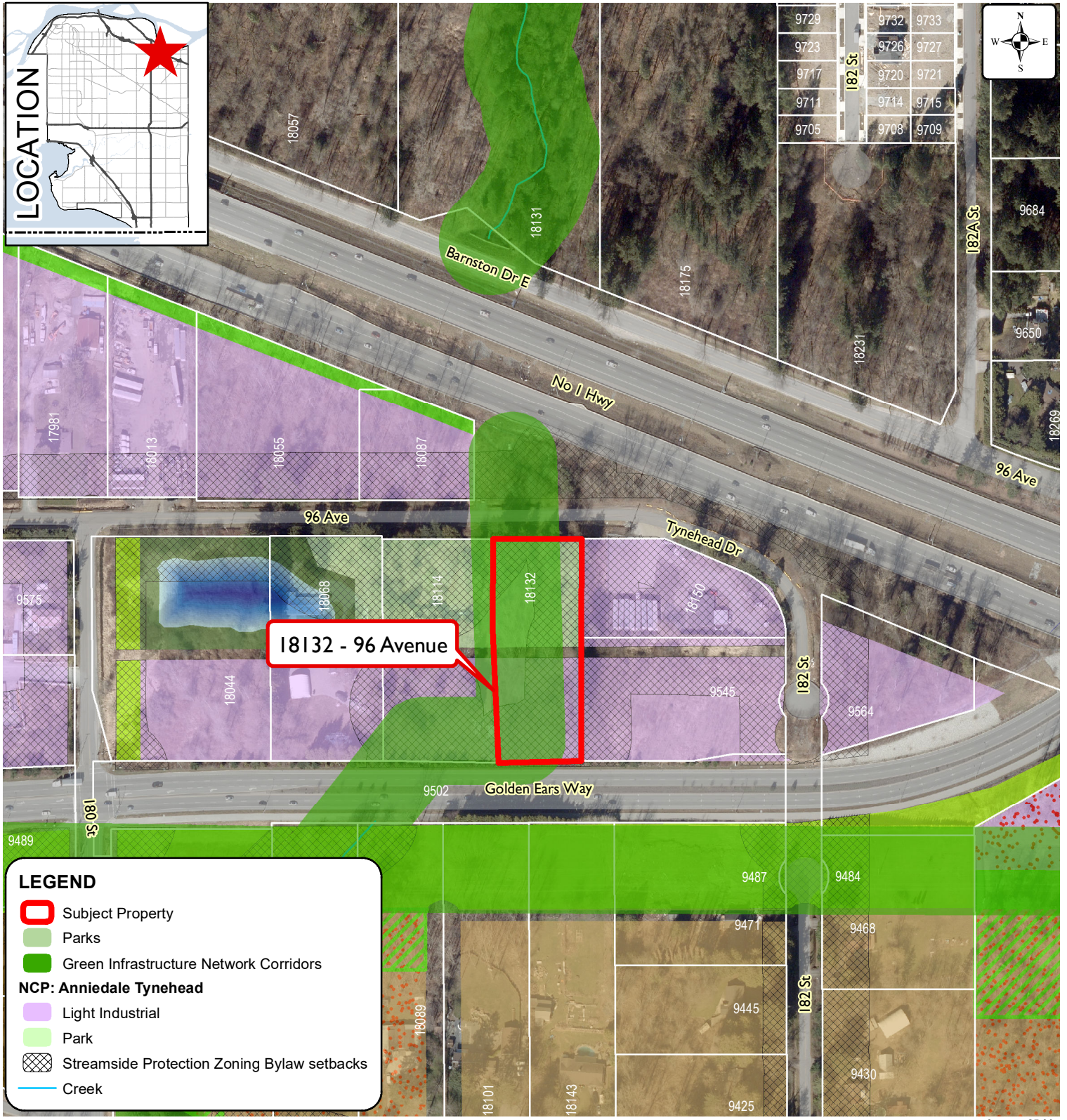
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

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: 1:3,000 0 25 M



SUBJECT PROPERTY
18132 - 96 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.