

NO: R133

COUNCIL DATE: September 14, 2020

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 17, 2020**

FROM: **General Manager, Engineering** FILE: **0870-20/488C**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 18562 – 72 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 18562 – 72 Avenue (PID No. 002-370-107) 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 18562 – 72 Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is a 1.193 acre (51,960 ft.²) rectangular parcel located in the West Clayton Neighbourhood Concept Plan.

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 a holding property for townhouse development.

Purpose of the Acquisition

This acquisition will form part of Clayton Park, a large central park in the Clayton community. Future planning will include more amenities in the neighbourhood as it continues to develop.

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 September 16, 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 2020 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 Built Environment and Neighbourhoods, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible; 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 form part of Clayton Park, a large central park in the Clayton community and future planning will include more amenities in the neighbourhood as it continues to develop.

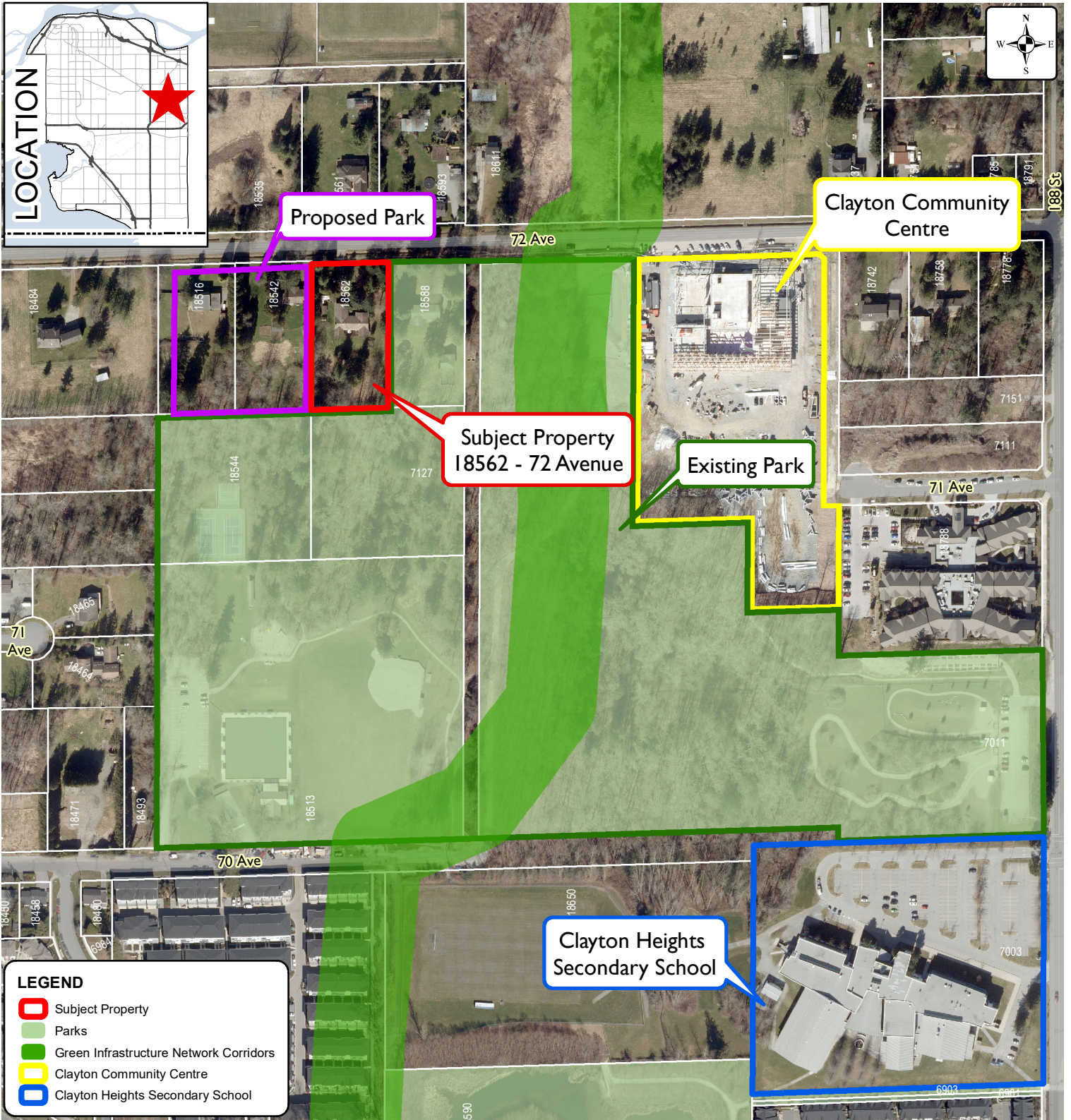
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/ap/cc

Appendix "1" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 14-Aug-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:3,500 0 40 M



SUBJECT PROPERTY 18562 - 72 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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_ry\18562-72ave_API.mxd