

NO: R149

COUNCIL DATE: October 5, 2020

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **September 21, 2020**

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

FILE: **0870-20/343Z**

SUBJECT: **Acquisition of Property at 17011 – 24 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 17011 - 24 Avenue (PID No. 001-587-897) for parkland purposes, as illustrated on the attached as Appendix "I".

INTENT

The intent of this report is to seek Council's approval to purchase the property located at 17011 - 24 Avenue (the "Property") for parkland purposes.

DISCUSSION

Property Description

The Property is a 2.32 acre (100,995 ft.²) rectangular parcel located in Area 5 of the Grandview Heights General Land Use Plan (the "LUP").

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone and is designated Suburban – Urban Reserve in the Official Community Plan and is further designated "Suburban Single Family Residential" and "Linkages" along the frontage with 24 Avenue within the LUP. The highest and best use of the Property, absent the park designation, is the existing improved residential use pending future redevelopment.

Purpose of the Acquisition

This is an important acquisition to continue the long-term strategy of securing a large community park in the Grandview area. Future park planning will be undertaken with significant public consultation to determine appropriate amenities and uses in the park.

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 October 21, 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 build 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 continue the long-term strategy of a large community park in the Grandview area.

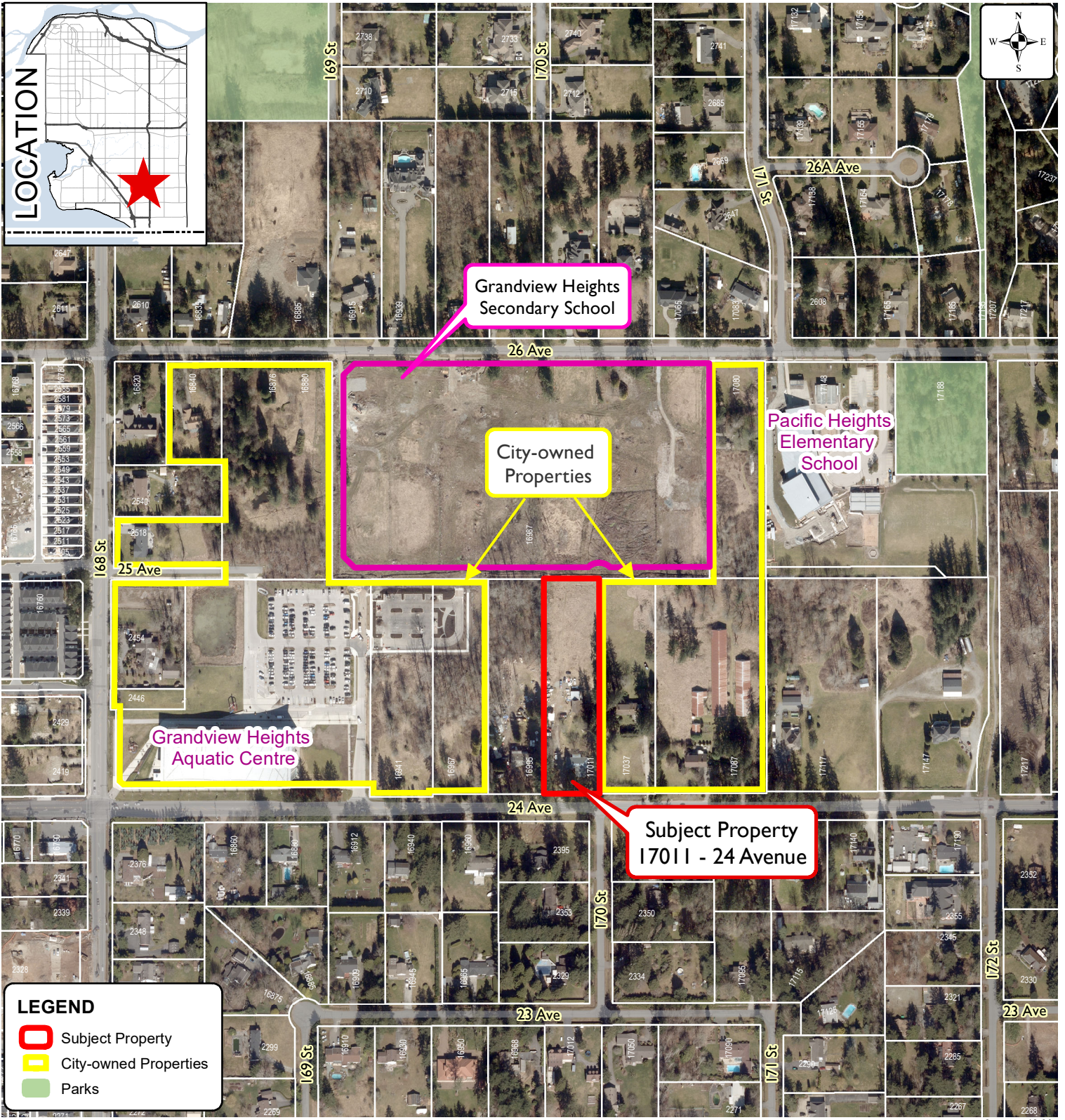
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/ap/cc

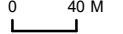
Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 24-Sep-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:4,700 



SUBJECT PROPERTY 17011 - 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.