

NO: R012

COUNCIL DATE: January 25, 2021

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 15, 2021**

FROM: **General Manager, Engineering** FILE: **0870-20/419C**  
**General Manager, Parks, Recreation & Culture** XC: **7918-0308-00**

SUBJECT: **Acquisition of Property at 12973 – 56 Avenue**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a portion of the property at 12973 – 56 Avenue (PID #000-832-774) 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 a 764 m<sup>2</sup> (8,224 ft.<sup>2</sup>) portion of the property at 12973 – 56 Avenue (the “Property”) for parkland purposes.

## DISCUSSION

### Property Description

The Property is located within the West Panorama Ridge Local Area Plan. The related Development Application No. 7918-0308-00 received Third Reading on July 22, 2019. The preliminary layout approval was issued on September 17, 2019 and was extended on September 25, 2020. A 764 m<sup>2</sup> (8,224 ft.<sup>2</sup>) portion of the Property illustrated as Lot 4 on the Preliminary Subdivision Plan (the “Plan”) attached as Appendix “II” to this report, is being acquired as parkland, resulting in a 2,440 m<sup>2</sup> (26,136 ft.<sup>2</sup>) consolidated park lot. The remainder of the parent property illustrated on the Plan is being developed as single-family lots.

### Zoning, Plan Designations and Land Uses

The parent property is zoned One Acre Residential (RA) and Half – Acre Residential (RH) Zone and is designated Suburban in the Official Community Plan. The highest and best use of the portion of the Property, absent the Park designation, is incorporation into a subdivision/development scheme for half-acre single-family building lots, consistent with the surrounding land use patterns and proposed under Development Application No. 7918-0308-00.

### Purpose of the Acquisition

The acquisition of the Property will expand existing park and provide public connectivity through the neighbourhood allowing existing and future residents more places to walk and enjoy nature.

## **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, City appraiser. The agreement is subject to City Council approval on or before January 27, 2021. Sale completion will take place upon registration of the Plan in the Land Title Office.

## **FUNDING**

The Finance Department has confirmed that funds for this acquisition are available from the 2021 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 Outcome ("DO") and Strategic Direction ("SD"):

- 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.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The acquisition will expand existing park and provide public connectivity through the neighbourhood allowing existing and future residents more places to walk and enjoy nature.

Scott Neuman, P.Eng.  
General Manager,  
Engineering

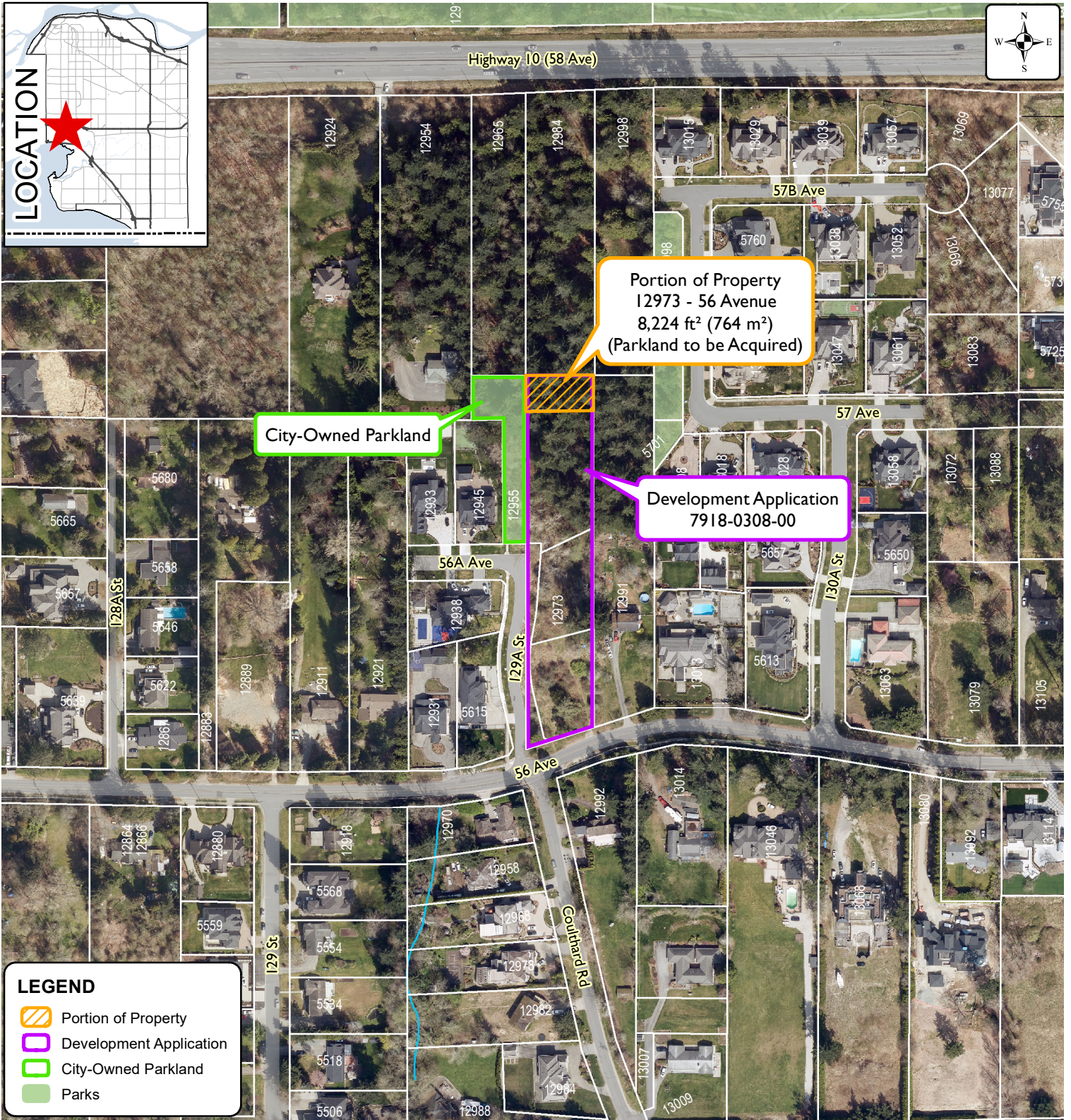
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/ap/cc

Appendix "I" – Aerial Photograph of Site  
Appendix "II" – Preliminary Subdivision Plan



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 15-Jan-2021, P205934

Date of Aerial Photograph: March 2019

Scale: 1:3,000 0 25 M



**SUBJECT PROPERTY**  
**12973 - 56 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.

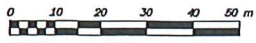
Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS\_rty\12973-56ave\_API.mxd



**SUBDIVISION PLAN OF LOT "B", PLAN 15565  
AND LOT 6, PLAN EPP38917  
BOTH OF SECTION 8, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 15565**

PLAN EPP95416

B.C.G.S. 92G.016



SCALE - 1 : 750

All distances are in metres

The Intended plot size of this plan is 432mm  
In width by 560mm In height (C Size) when  
plotted at a scale of 1:750

**Integrated Survey Area No. 1**

City of Survey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

This plan shows horizontal ground level distances,  
unless otherwise specified. To compute grid distances,  
multiply ground level distances by the average  
combined factor of 0.9995950. The average combined  
factor has been determined based on geodetic control  
monument 5242.

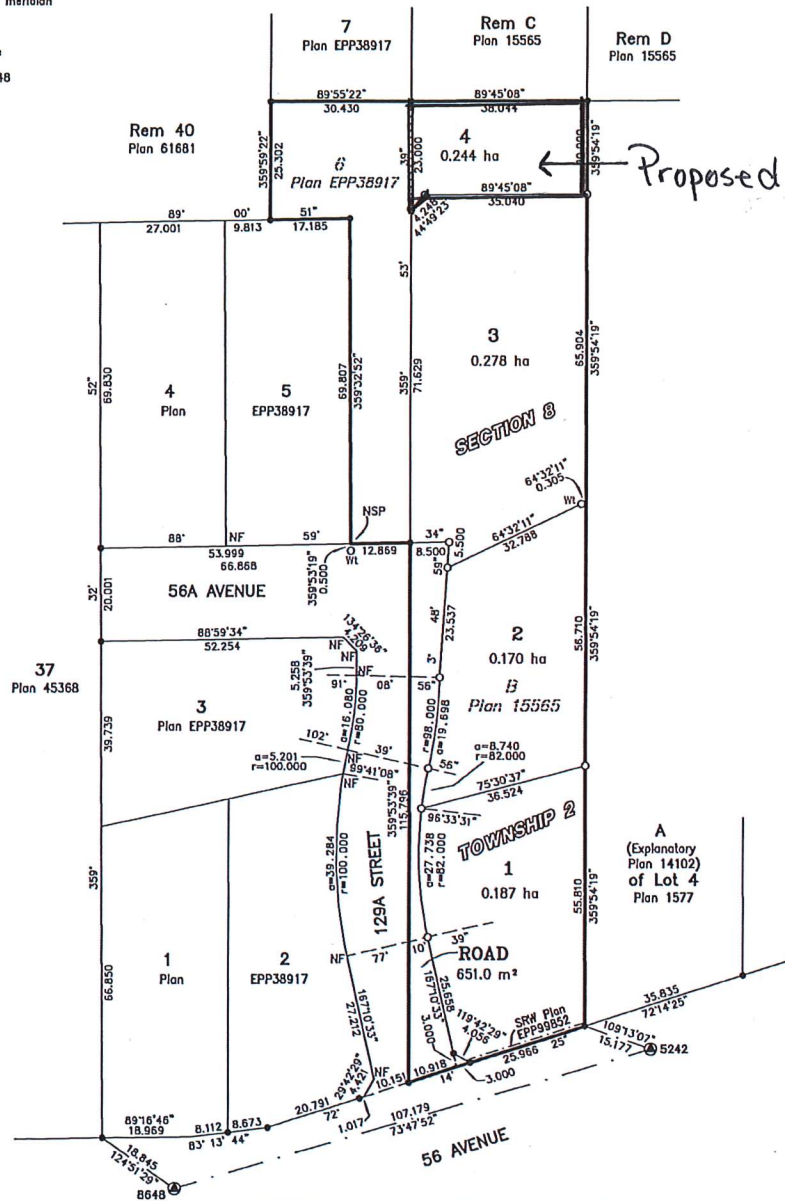
Grid Bearings are derived from geodetic control monuments  
8648 and 5242, and are referred to the central meridian  
of UTM zone 10.

The UTM coordinates and estimated absolute  
accuracy achieved have been derived from the  
Masco published coordinates and standard  
deviations for geodetic control monuments 8648  
and 5242.

**Legend:**

- ⊕ Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- NF Denotes nothing found
- NSP Denotes not suitable to post
- WI Denotes witness

Note:  
This plan shows one or more witness posts  
which are not set on the true corner(s).



POINT	UTM Northing	UTM Easting	POINT Combined Factor
GCM 5242	5,439,105.510	510,046.792	0.9995950
GCM 8648	5,439,075.616	509,943.911	0.9995951

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234, 18525 - 53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
Fax: 6739-SUB

This plan lies within the jurisdiction of the  
Approving Officer for the City of Surrey.

This plan lies within the Metro Vancouver Regional District

Pursuant to Section 84(1) Land Title Act  
Survey inspected under the Land Title Act  
this 16th day of July, 2020.

Pursuant to Section 84(1) Land Title Act  
Survey inspected under the Land Title Act  
this 19th day of March, 2020.

The field survey represented by this plan was  
completed on the 24th day of January, 2020.  
Kenneth W. Schuurman, B.C.L.S. (800)