

NO: R044

COUNCIL DATE: March 8, 2021

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **March 3, 2021**

FROM: **General Manager, Engineering** FILE: **o870-20/547D**
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development

SUBJECT: **Amend the Abbey Ridge Local Area Plan and Acquisition of Property at 9942 Lyncean Drive for Parkland Purposes**

RECOMMENDATION

The Engineering Department, the Parks, Recreation & Culture Department and the Planning & Development Department recommend that Council:

1. Authorize staff to amend the Abbey Ridge Local Area Plan in order to re-designate the property at 9942 Lyncean Drive to Neighbourhood Park, as identified as Appendix “I”; and
2. Approve the purchase of the property at 9942 Lyncean Drive (PID No. 007-024-193) for parkland purposes, as illustrated on the map attached as Appendix “II”.

INTENT

The intent of this report is to seek Council’s approval to amend the Abbey Ridge Local Area Plan (the “Plan”) and approve the purchase of the property at 9942 Lyncean Drive (the “Property”) for parkland purposes, consistent with the Plan.

DISCUSSION

Property Description

The Property at 9942 Lyncean Drive is a 1.14 acre (49,658 ft.²) parcel contained within the Plan.

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone and is designated future Suburban in the Official Community Plan. The highest and best use of the Property, absent the park designation, would be subdivision into three suburban residential building lots, upon receipt of all necessary municipal approvals.

Purpose of the Acquisition

This acquisition will expand existing adjacent parkland and will form the future neighbourhood park identified in the Plan. The park will also protect an unnamed stream running north-south, as well as provide for future opportunities for play and relaxation when the park is developed in consultation with the residents of the area.

Abbey Ridge Local Area Plan Amendment

Acquisition of the Property for parkland purposes will support Council's priority of neighbourhood parkland provision. An amendment of the Plan from the existing designation of "Suburban Residential 2-4 UPA Gross" to "Future Neighborhood Park" will align this direction with the concept plan for growth in the area, as illustrated in Appendix "I".

The plan amendment is supported by staff to:

- Provide for a larger park site when combined with existing park lands to the east;
- Better protect the riparian headwaters of adjacent watercourses; and
- Increase park space in step with increased population growth in Abbey Ridge.

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 March 10, 2021. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

Acquisition of this 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.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Acquisition 2021 Capital Budget.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing local park amenities for existing and future residents. The Engineering Department, the Parks, Recreation & Culture Department and the Planning & Development Department therefore recommend that Council re-designate the Property to parkland and approve the purchase of the Property for parkland purposes.

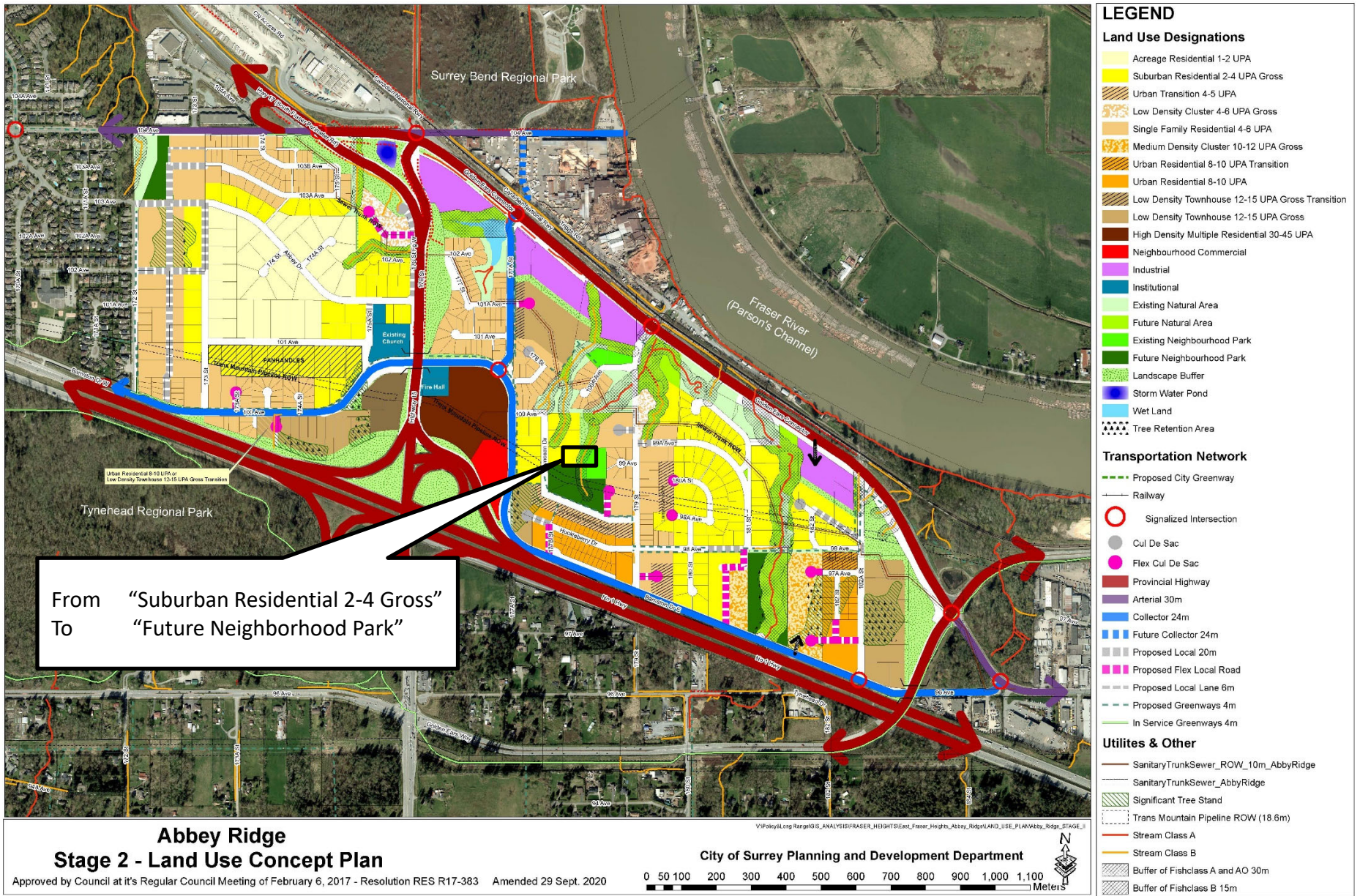
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

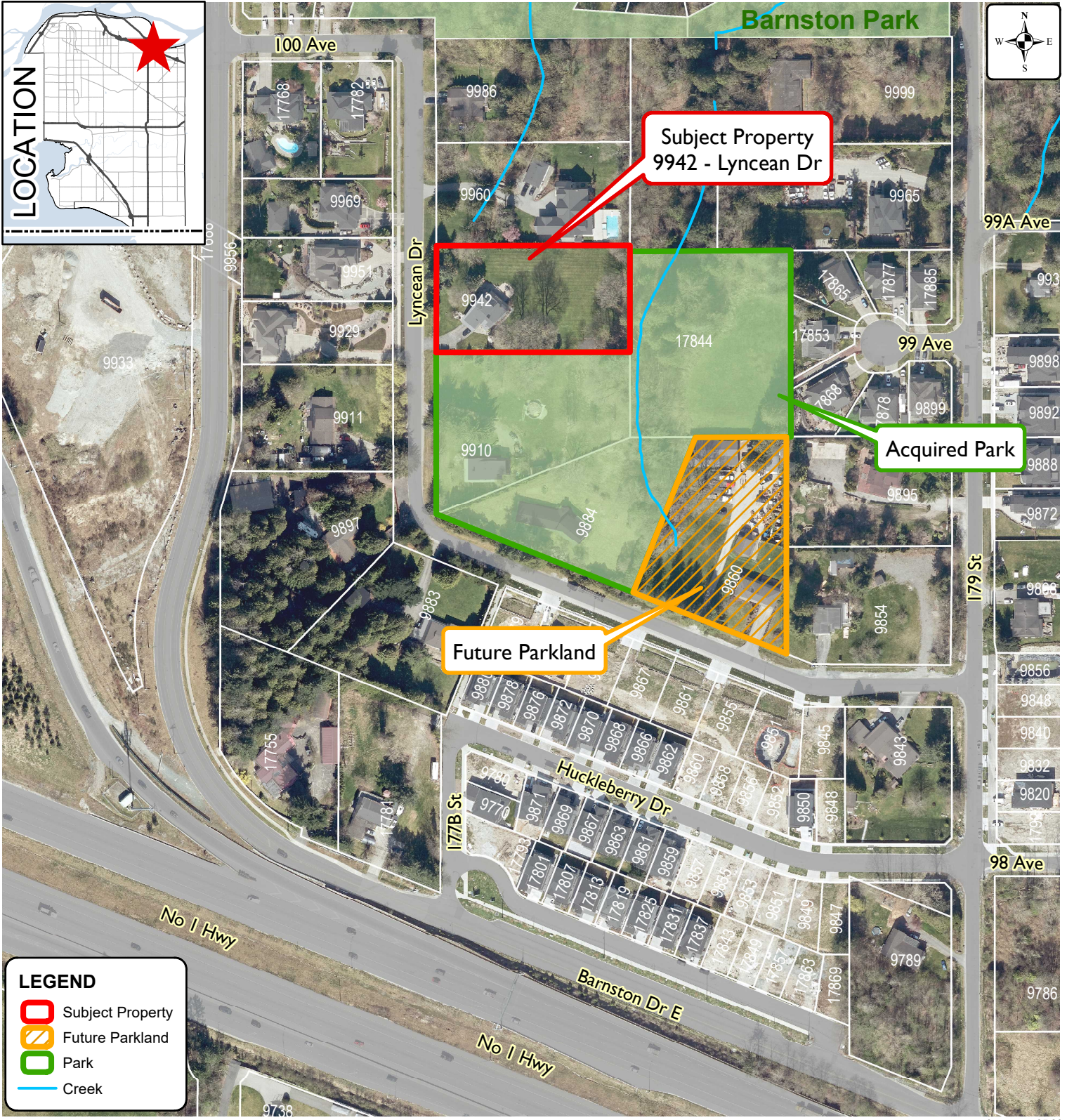
Jean Lamontagne
General Manager,
Planning & Development

BLO/ap/cc

Appendix "I" - Proposed Abbey Ridge Land Use Concept Plan Amendment
Appendix "II" - Aerial Photograph of Site



AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 04-Feb-2021, JJR Date of Aerial Photograph: April 2020 Scale: 1:2,500 0 25 M



**SUBJECT PROPERTY
9942 - Lyncean Drive**

**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.