

NO: R106

COUNCIL DATE: May 31, 2021

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 27, 2021**

FROM: General Manager, Engineering **FILE: 0870-20/584A & B**
General Manager, Parks, Recreation & Culture

SUBJECT: Acquisition of Properties at 12254 Beecher Street and 2732 McKenzie Avenue
For Parkland Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the properties at 12254 Beecher Street (012-719-773) and 2732 McKenzie Avenue (012-719-757) for parkland purposes, as illustrated on the attached Appendix "I".

INTENT

The intent of this report is to seek Council's approval to purchase 12254 Beecher Street and 2732 McKenzie Avenue (the "Properties") for parkland purposes.

DISCUSSION

Description of Properties

The Properties at 12254 Beecher Street and 2732 McKenzie Avenue are 6,000 ft² parcels, with a total area of 12,000 ft² located in the Crescent Beach Land Use Plan.

Zoning, Plan Designations and Land Uses

The Properties are zoned Neighbourhood Commercial (C-5) Zone and are designated Village Commercial and Institutional in the Official Community Plan ("OCP"). The Highest and Best Use of the Properties, absent the park designation, is as holding properties, pending rezoning of the properties to allow for single-family residential uses, or a mix of commercial and residential uses.

Purpose of the Acquisitions

The acquisitions will provide additional parkland in Crescent Beach for use as a flexible space for neighbourhood level park amenities, special events and/or overflow parking for visitors to Crescent Beach Park.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of the Properties. 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 June 16, 2021. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for these acquisitions are available from the 2021 Parkland Acquisition budget.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Properties supports the objectives of the City's Sustainability Charter 2.0. In particular, these acquisitions relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods. Specifically, these acquisitions support the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design DO15: All new building, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD9: Design public spaces to enable flexible uses; and
- Neighbourhoods and Urban Design SD10: Increase public access to waterfront areas intended for recreation.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. The acquisitions will provide additional parkland in Crescent Beach that may be used as a flexible space for neighbourhood level park amenities, special events and/or overflow parking.

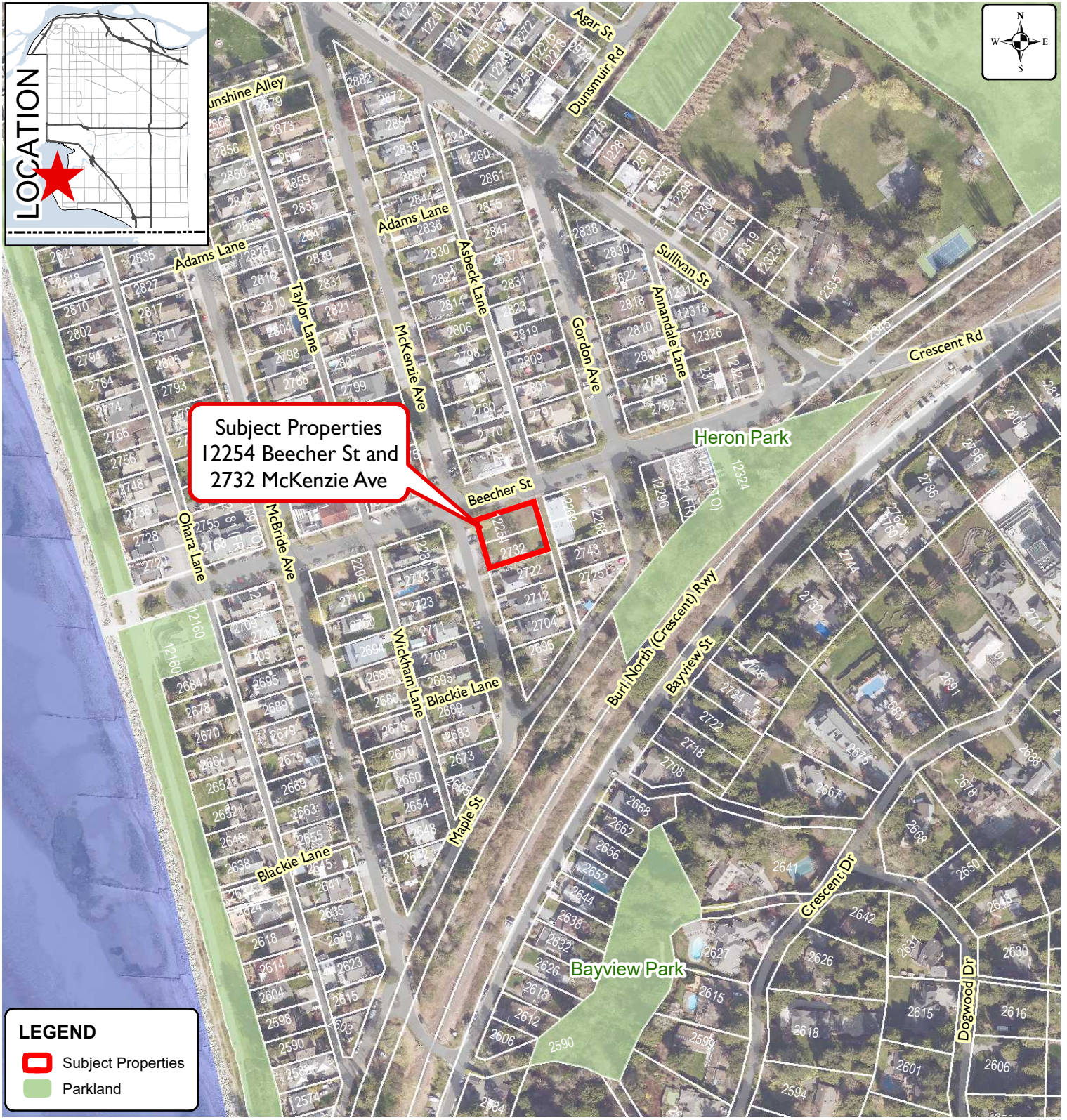
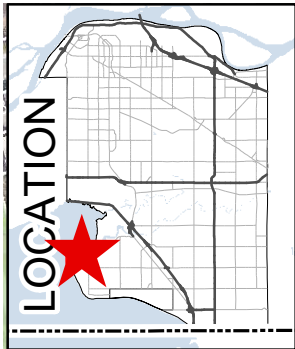
Scott Neuman, P. Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/rr

Appendix "I": Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Properties
- Parkland

Produced by GIS Section: 18-May-2021, JJR

Date of Aerial Photograph: April 2020

Scale: 1:3,000



SUBJECT PROPERTIES

12254 Beecher Street and 2732 McKenzie 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.