

NO: R046

COUNCIL DATE: March 7, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 3, 2022**

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

FILE: **0870-20/586A**

SUBJECT: **Acquisition of Property at 17891/17895 - 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 17891/17895 - 24 Avenue (PID# 001-342-509) for parkland purposes, as illustrated on the attached Appendix "I".

INTENT

The intent of this report is to seek Council's approval to purchase 17891/17895 - 24 Avenue (the "Property") for parkland purposes.

DISCUSSION

Property Description:

The Property is a 37,606 m² (9.293 acre) rectangular lot located in the Redwood Heights NCP.

Zoning, Plan Designations and Land Uses

The Property is zoned Intensive Agriculture (A-2) Zone and is designated Conservation and Recreation in the Official Community Plan. The highest and best use of the Property, absent the park designation, is for townhouse development at a density of 22-30 units per acre.

Purpose of the Acquisition

This is a significant acquisition towards a future central neighbourhood park in the Redwood Heights area and protection of the natural habitat of the north-south running Biodiversity Conservation corridor. This acquisition also includes road dedication for 24 Avenue, 24A Avenue and future 26 Avenue fronting the Property. Park planning and design will be completed at a later date, and there may be remnant portions of land which may be sold and consolidated with adjacent redevelopments if deemed surplus. The future park will also be located immediately adjacent to a future school, as illustrated on the attached Appendix "I".

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with, and accepted by, the owners 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 9, 2022. 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 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

This is a significant acquisition towards a future central neighbourhood park in the Redwood Heights area. As well, the acquisition will protect the Biodiversity Conservation corridor that runs north south through the Property.

Scott Neuman, P. Eng.
General Manager,
Engineering

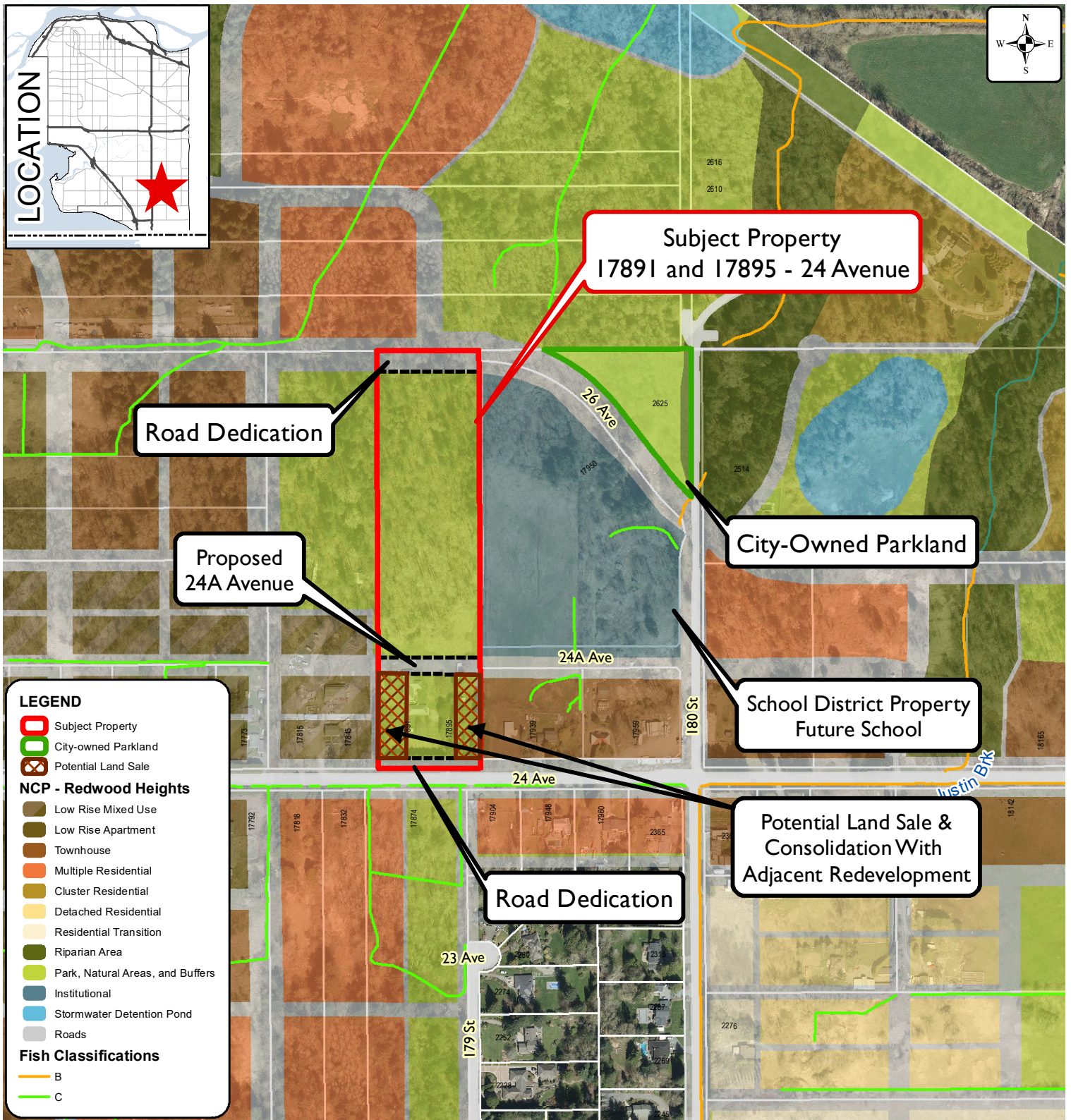
Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/rr

Appendix "I" – Aerial Photograph of Site

AERIAL PHOTOGRAPH

APPENDIX "I"



Produced by GIS Section: 02-Mar-2022, P205803

Date of Aerial Photograph: 2021

Scale: 1:5,000 0 50 M



SUBJECT PROPERTY
17891 and 17895 - 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.

Source:
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