

NO: R251

COUNCIL DATE: December 17, 2018

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 13, 2018**

FROM: **General Manager, Engineering** FILE: **0870-20/494A**  
**General Manager, Parks, Recreation & Culture** XC: **7913-0195-00**

SUBJECT: **Acquisition of a 142.48 acre portion of 18793 – 32 Avenue, for Biodiversity Conservation Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the acquisition of a 142.48 acre portion of property located at 18793 – 32 Avenue (PID: 005-085-985) as illustrated on the attached Appendix “I”, for biodiversity conservation purposes.

## INTENT

The intent of this report is to seek Council’s approval to purchase a 142.48 acre remainder lot portion (the “Remainder Lot”) from the property at 18793 – 32 Avenue for biodiversity conservation purposes, as well as seeking Council’s approval to allocate funding between the Biodiversity Conservation Strategy Fund and Green City Fund for the purchase of the Remainder Lot.

## DISCUSSION

### Property Description

The City and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (“FLNRORD”) have engaged in discussions since 2014 regarding the sale to the City of the 142.48 acre Remainder Lot to be subdivided from the parent parcel at 18793 – 32 Avenue (the “Subject Lot”) in Campbell Heights, as illustrated on the attached Appendix “I”.

The subdivision of the Remainder Lot required Agricultural Land Commission (“ALC”) approval to subdivide within the Agricultural Land Reserve, and on February 5, 2016, the ALC provided approval to subdivide the Subject Lot into two (2) lots. Subsequent to this approval by the ALC a preliminary layout approval (“PLA”) was issued on October 5, 2017 pursuant to subdivision application 7913-0195-00. The purpose of the subdivision is to enable a sale of the Remainder Lot to the City. FLNRORD will retain the Tree Seed Centre facility on 11.6 acres of land located at the southeast corner of the subject property for their continued operations.

## **Zoning, Plan Designations, and Land Uses**

The Property is zoned A-1 (General Agriculture Zone) and is located within the Agricultural Land Reserve. The highest and best use of the Property is agriculture or estate property use.

## **Purpose of the Acquisition**

The City has developed a Biodiversity Conservation Strategy (the “BCS”) and is identifying a network of lands within Surrey’s boundaries that are critical for the preservation of regional biodiversity. The Remainder Lot is identified in the BCS as a hub to be protected for its natural assets, see map attached as Appendix “II”. The Remainder Lot has high ecological value, a mix of deciduous and coniferous forests and habitat for a variety of animals. It also contains several watercourses, two of which are fish bearing. It is also part of an important north-south habitat connector between the Nicomekl River to the north and the Little Campbell River to the south.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by FLNRORD. 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 January 18, 2019. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for the Purchase**

The Finance Department has confirmed that funds for this acquisition are available from the BCS Fund and the Green City Fund.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Remainder Lot supports the objectives of the City’s Sustainability Charter. In particular, the proposed purchase relates to the Sustainability Charter themes of Built Environment and Neighbourhoods, Ecosystems, and Health and Wellness. Specifically, this acquisition supports 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;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats; 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 assist in the preservation of regional biodiversity land. It is therefore recommended that Council approve the acquisition of a 142.48 acre portion of property located at 18793 – 32 Avenue (PID: 005-085-985) as illustrated on the attached Appendix “I”, for biodiversity conservation purposes.

Fraser Smith, P. Eng., MBA  
General Manager  
Engineering

Laurie Cavan  
General Manager  
Parks Recreation & Culture

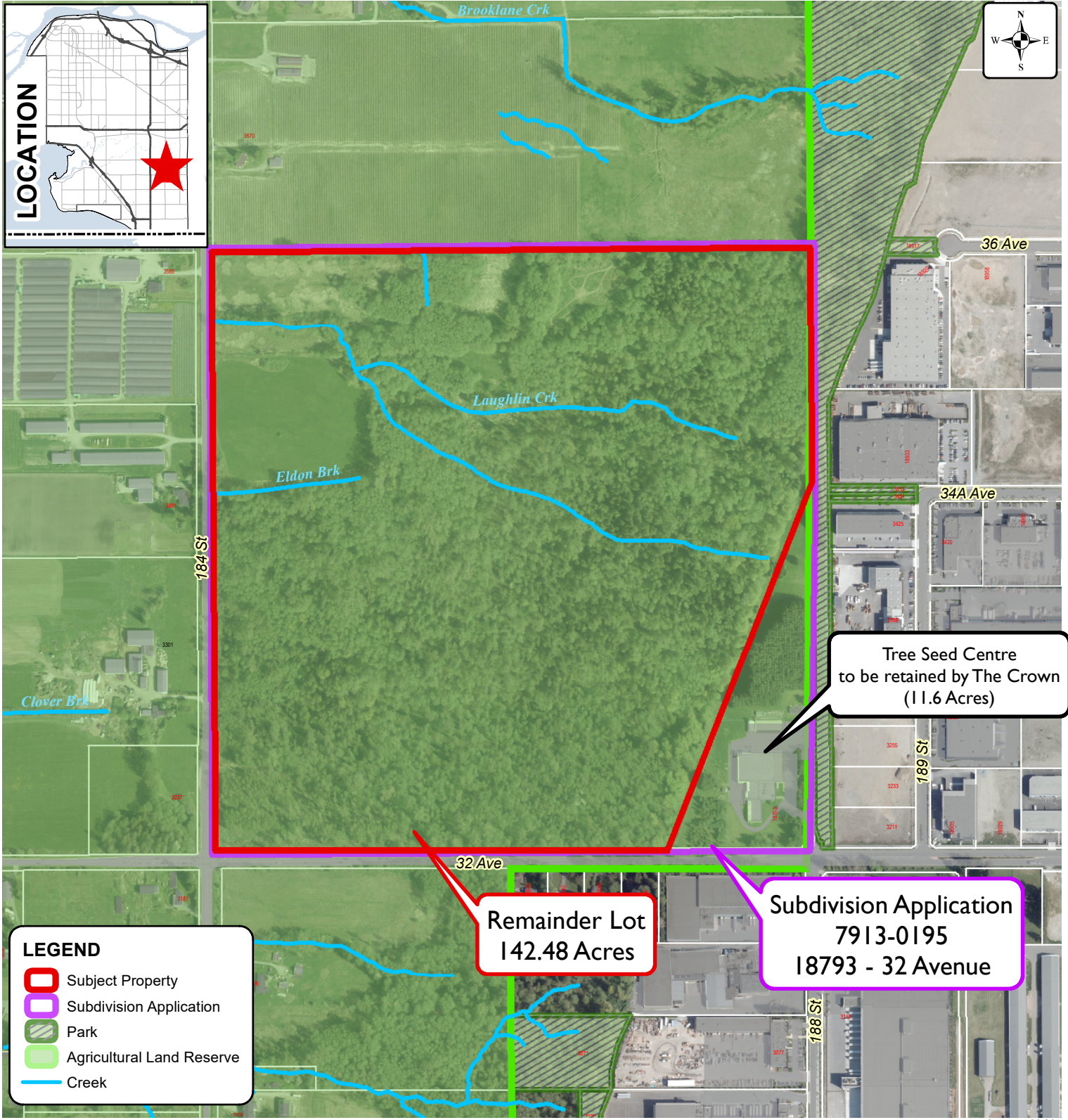
NR/BLO/amg/lc/jma

Appendix “I” - Aerial Photograph of 18793 – 32 Avenue

Appendix “II” - Biodiversity Conservation Strategy Green Infrastructure Network Corridor/Hub

# AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 31-Oct-2018, JJR

Date of Aerial Photograph: April 2018

Scale: 1:7,000 0 60 M

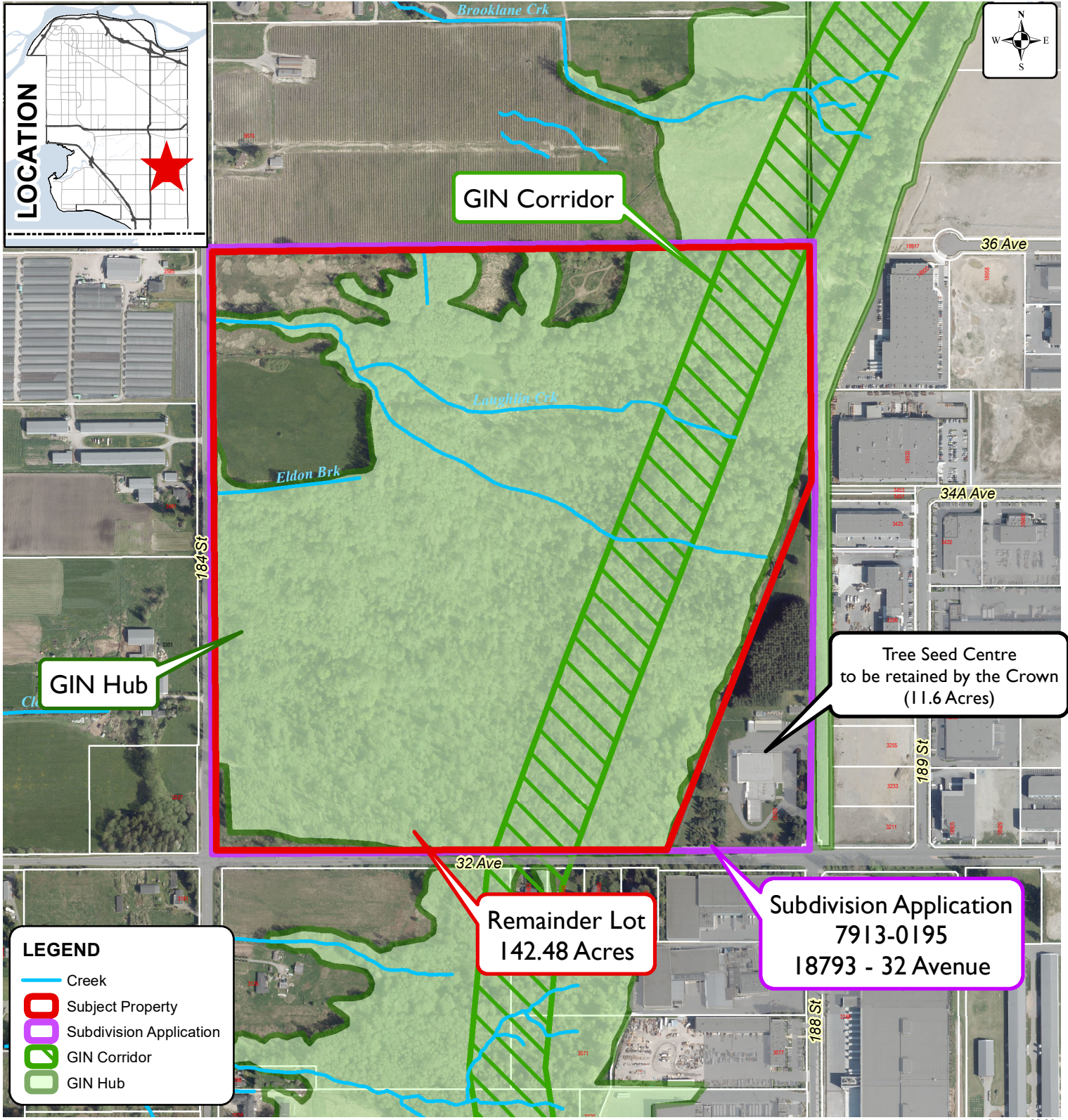


**SUBJECT PROPERTY**  
**18793 - 32 Avenue**

**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.

AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Creek
- Subject Property
- Subdivision Application
- GIN Corridor
- GIN Hub

Produced by GIS Section: 26-Nov-2018, P205934

Date of Aerial Photograph: April 2018

Scale: 1:7,000 0 60 M



**Biodiversity Conservation Strategy  
Green Infrastructure Network Corridor  
& Green Infrastructure Hub/Site**

**ENGINEERING  
DEPARTMENT**

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