

NO: R253

COUNCIL DATE: December 17, 2018

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **December 13, 2018**

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

FILE: **0870-20/562A**

SUBJECT: **Acquisition of Property at 6746 – 138 Street for Drainage and Park Purposes**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 6746 – 138 Street (PID 003-138-755), as illustrated on the attached Appendix “I”, for drainage and parkland purposes.

INTENT

The intent of this report is to seek Council’s approval to purchase the property at 6746 – 138 Street for drainage and parkland purposes.

DISCUSSION

Property Description:

The property at 6746 – 138 Street (the “Property”) is a 1.75 acre property located in the East Newton Area of Surrey.

Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) Zone and designated Urban in the Official Community Plan and does not lie within a designated Neighbourhood Concept Plan. The Highest and Best Use of the Property, absent the park designation, would be its existing use as a single family property.

Purpose of the Acquisition

Hyland Creek and a significant tributary traverse this property. Both waterways are significant natural environment systems within the City of Surrey providing fisheries and wildlife habitat. The creeks are also subject to high stream flows and erosion. Most of the Property is affected by these waterways resulting in limited redevelopment potential.

Purchase of the Property allows the City’s Drainage Section to optimally manage the creek and tributary, providing for natural flow management. The purchase of this Property will allow the natural creek and forest to remain as an asset and enable the waterways to continue as an integral

part of the City's drainage system without requiring substantive works to control localized erosion issues.

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 December 19, 2018. 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 this acquisition are available from the Drainage Utility Budget.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property supports the objectives of the City's Sustainability Charter 2.0. In particular, this acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Ecosystems. Specifically, this acquisition supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats; and
- Green Infrastructure DO12: Surrey protects ecosystem services and manages natural assets in order to build resilience and adapt and thrive in a changing climate.

CONCLUSION

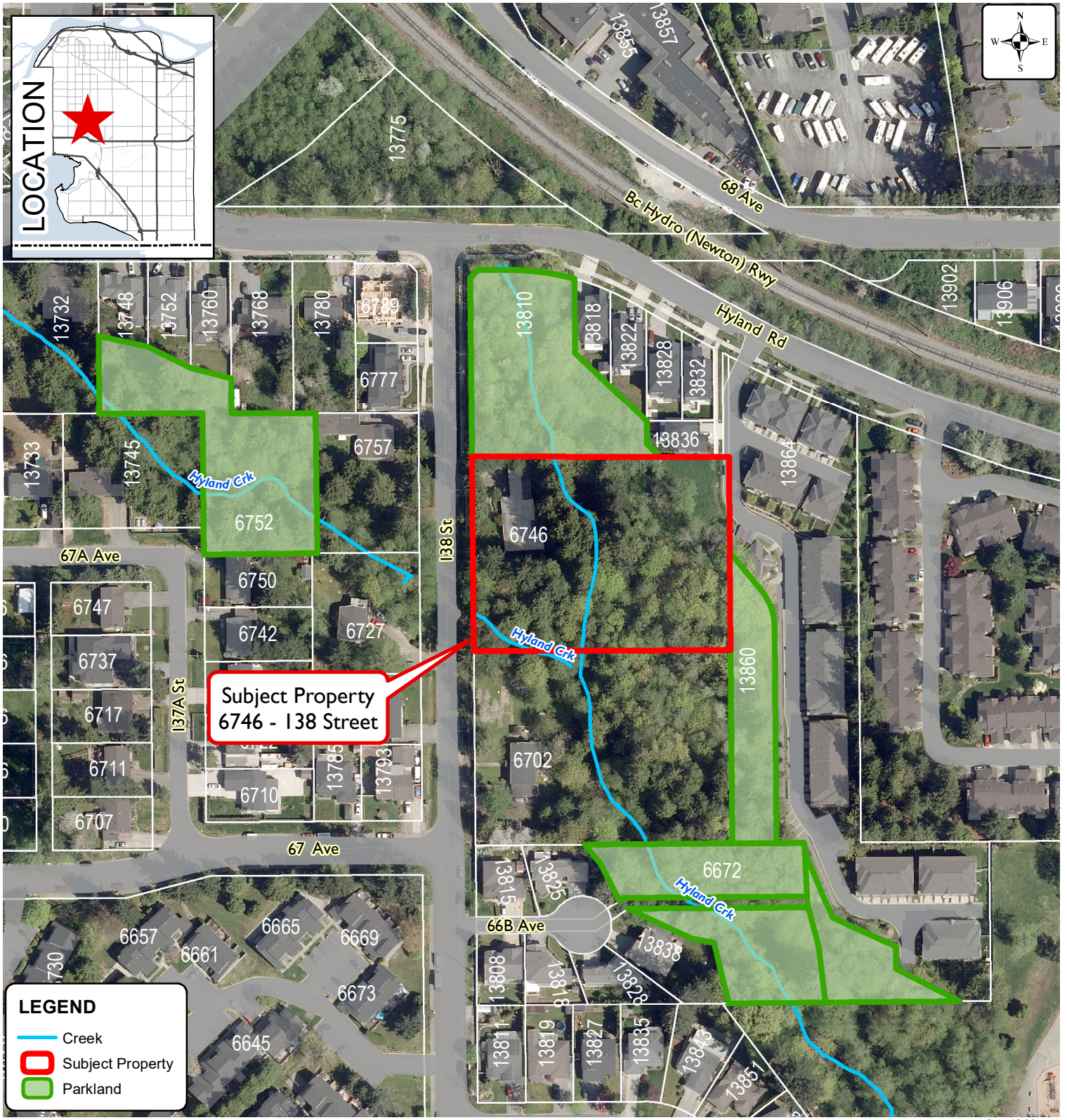
The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing protection of significant natural environment systems. No physical infrastructure is intended to be introduced onto the Property. The purchase of the Property will enable the City's Drainage Section to better manage the watercourse and tributary, by means of natural flow meandering.

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

Laurie Cavan
General Manager, Parks, Recreation & Culture

Appendix "I" - Aerial Photograph of 6746 – 138 Street, Surrey

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 23-Nov-2018, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 10 M



SUBJECT PROPERTY
6746 - 138 Street

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.