

NO: R085

COUNCIL DATE: May 6, 2024

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 30, 2024**

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

FILE: **o870-20/597B**

SUBJECT: **Acquisition of Property at 17547 – 18 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommends that Council:

1. Receive this report for information; and
2. Approve the purchase of the property at 17547 – 18 Avenue (PID: 018-451-608) for parkland purposes.

INTENT

The purpose of this report is to seek Council's approval to purchase 17547 – 18 Avenue (the "Property"), as illustrated on the map attached to this report as Appendix "I", for parkland purposes.

DISCUSSION

Property Description

The Property is a 4,047 m² (1.00 acre) slightly irregular shaped parcel improved with a four-bedroom two-storey residential building with a basement, constructed approximately 1995.

Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) and designated Urban in the Official Community Plan. The highest and best use of the Property, absent the Park designation, is for multi-family residential (townhouse) development.

Purpose of the Acquisition

The acquisition of the Property will secure one of the three pieces for Park, as identified in the Darts Hill Neighbourhood Concept Plan, an extract as illustrated on the attached Appendix "II". A second property acquisition for this assembly of parkland will be presented at the Regular Council Meeting of May 6, 2024 under a separate Corporate Report, and the third acquisition will be brought forward for Council consideration at a future date. This neighbourhood park will be approximately 1.1 hectares (2.7 acres) in total size and will support active lifestyles and opportunities for social interaction for the eastern part of the Darts Hill neighbourhood.

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 May 9, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from Parkland Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. The purchase of the Property will form part of the initial land assembly for Park in this section of the Darts Hill Neighbourhood.

Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

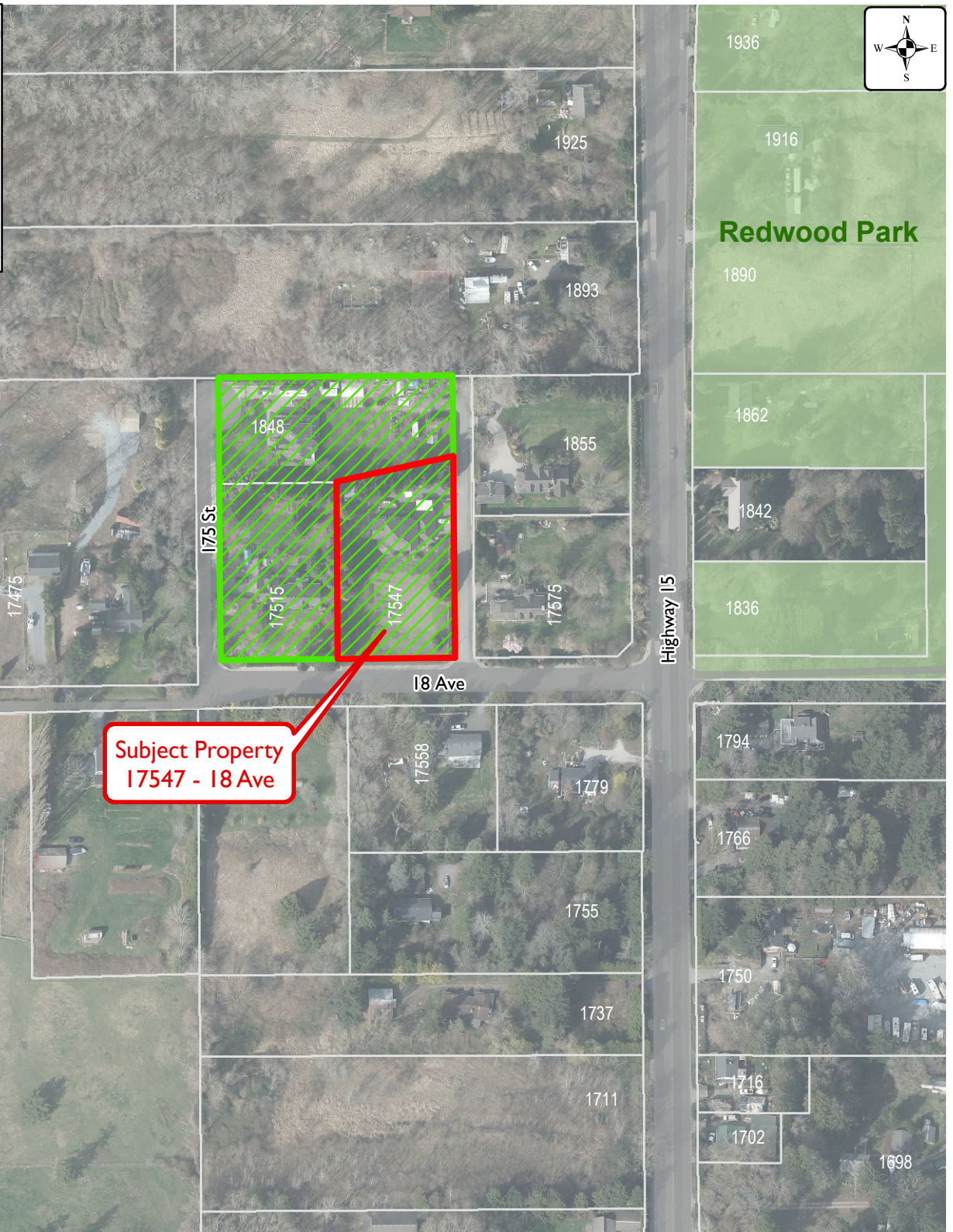
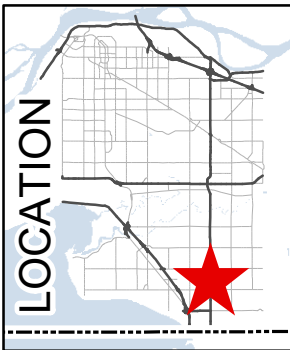
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Appendix "I" – Aerial Photograph of Site

Appendix "II" – Extract of Darts Hill Neighbourhood Concept Plan

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Subject Property
17547 - 18 Ave

LEGEND

- Subject Property
- Future Parkland
- Parks

Produced by GIS Section: 30-Apr-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500



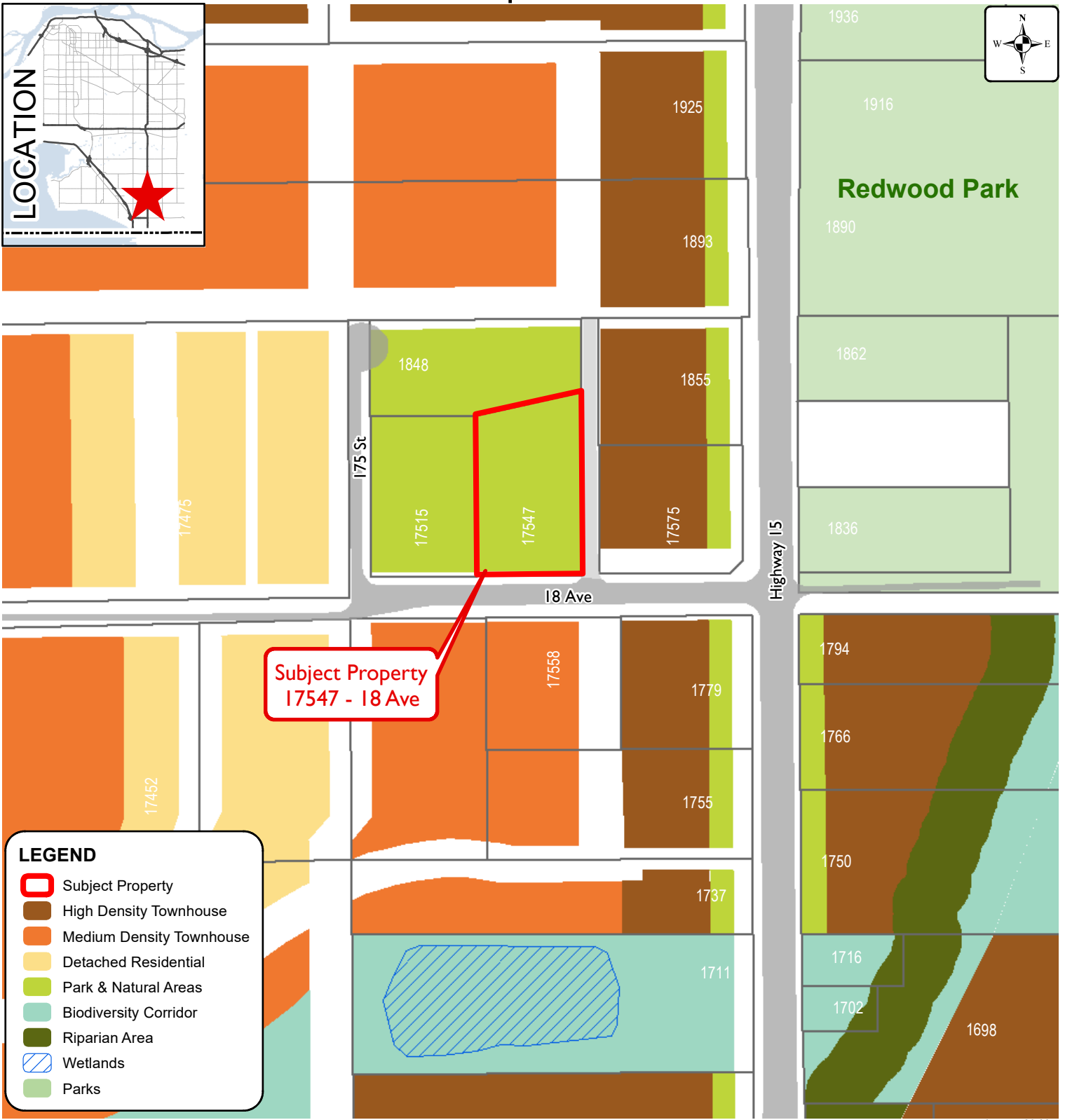
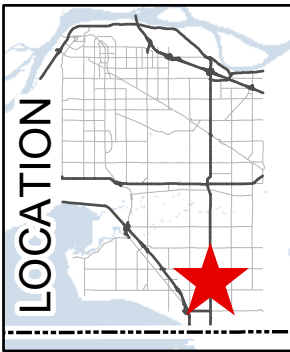
Subject Property
17547 - 18 Avenue

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.

Extract of Darts Hill Neighbourhood Concept Plan

APPENDIX "II"



Subject Property
17547 - 18 Ave

LEGEND

- Subject Property
- High Density Townhouse
- Medium Density Townhouse
- Detached Residential
- Park & Natural Areas
- Biodiversity Corridor
- Riparian Area
- Wetlands
- Parks

Produced by GIS Section: 26-Mar-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500



Subject Property
17547 - 18 Avenue

ENGINEERING
DEPARTMENT

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