

NO: R012

COUNCIL DATE: January 30, 2023

REGULAR COUNCIL

TO: Mayor & Council **DATE: January 24, 2023**

FROM: General Manager, Engineering **FILE: R2017-0058**
General Manager, Parks, Recreation & **XC: R-19797**
Culture **7917-0465-00**

SUBJECT: Acquisition of Property at 16747 - 24 Avenue for Parkland and Future Road Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 16747 - 24 Avenue (PID No. 010-310-118) for parkland and future road purposes.

INTENT

The intent of this report is to seek Council's approval to purchase 16747 - 24 Avenue (the "Property"), as illustrated on the attached Appendix "I", for parkland and future road purposes.

DISCUSSION

Property Description

The Property is a 2,386 m² (0.59 acre) rectangular shaped parcel improved with a three-bedroom single-storey residential building, with ancillary structures, constructed circa 1958. Appendix "I" attached to this report illustrates the Property within the context of the Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan ("NCP").

Zoning, Plan Designations and Land Uses

The Property is zoned RA (One Acre Residential Zone) and is designated parkland (Orchard Grove Park) and road (167A Street) within the NCP. The highest and best use of the Property, absent the parkland and road designation, is as holding for assembly in the context of a mixed-use medium density (low-rise) development.

Purpose of the Acquisition

This acquisition will provide land for the future 167A Street connection, road dedication along the north side of 24 Avenue at this location, and a remnant portion to be consolidated into Orchard Grove Park, as generally illustrated on the Proposed Property Allocation Plan identified on the attached Appendix "II".

The road dedication along 167A Street is required for the adjacent Development Application No. 7917-0465-00, and as part of their application, that portion of the sale will be funded by the applicant.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated 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 February 15, 2023. 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 Transportation Capital Plan and 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 Infrastructure. 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;
- Economic Prosperity and Livelihoods DO6: Efficient land use and well managed transportation infrastructure are in place to attract businesses and support a thriving economy;
- Neighbourhoods and Urban Design SD1: Promote mixed use development in and around Town Centres and along transit Corridors;
- Neighbourhoods and Urban Design SD3: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking, and integration of neighbourhoods;
- Economic Prosperity and Livelihoods SD5: Ensure infrastructure is in place to support business as neighbourhoods develop; 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 enable additional land for consolidation with Orchard Grove Park and a future road connection being 167A Street, north of 24 Avenue.

Scott Neuman, P.Eng.
General Manager,
Engineering

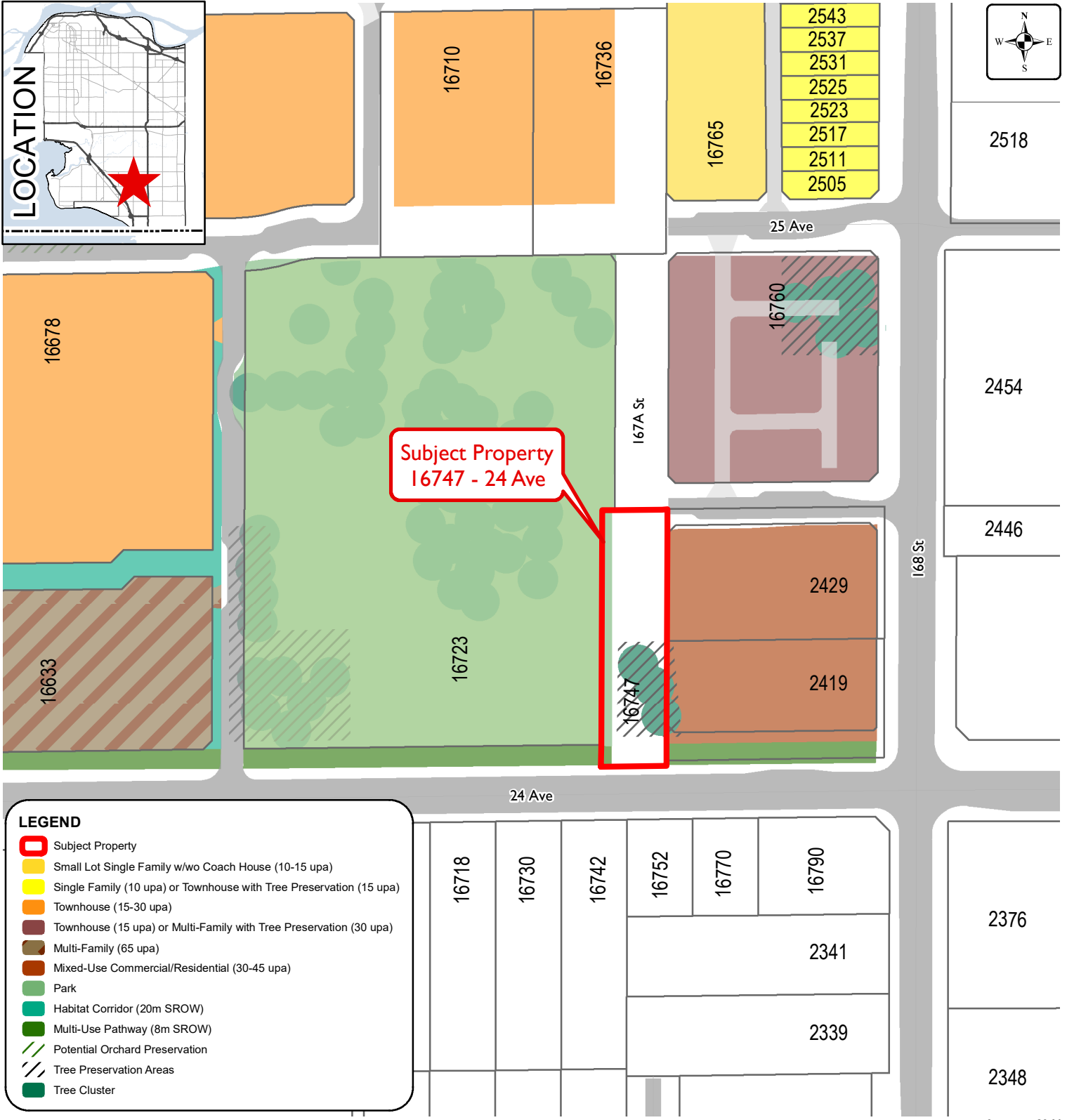
Laurie Cavan
General Manager,
Parks, Recreation & Culture

EF/kd/cc

Appendix "I" – Extract of Orchard Grove – Grandview Heights 5A Neighbourhood Land Use
Concept Plan

Appendix "II" – Proposed Property Allocation Plan

EXTRACT OF ORCHARD GROVE – GRANDVIEW HEIGHTS APPENDIX "I" 5A NEIGHBOURHOOD LAND USE CONCEPT PLAN



**Subject Property
16747 - 24 Ave**

Produced by GIS Section: 24-Jan-2023

Date of Aerial Photograph: 2021

Scale: 1:2,000

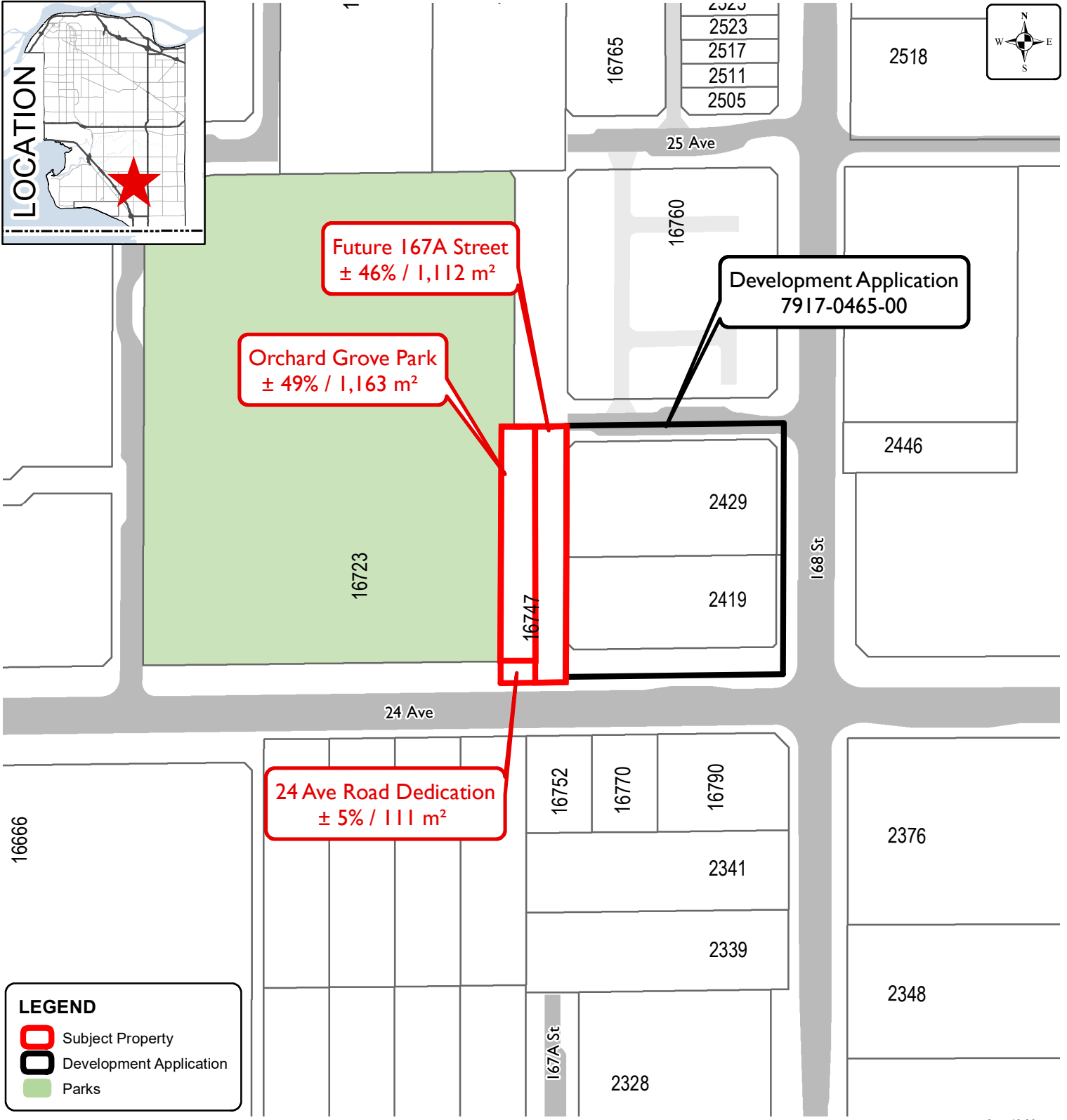


**Subject Property
16747 - 24 Avenue**

**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.

PROPOSED PROPERTY ALLOCATION PLAN



LEGEND

- Subject Property
- Development Application
- Parks

Produced by GIS Section: 18-Jan-2023

Date of Aerial Photograph: 2021

Scale: 1:2,000 0 10 M



**Subject Property
16747 - 24 Avenue**

**ENGINEERING
DEPARTMENT**

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