

NO: R196

COUNCIL DATE: November 14, 2022

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 10, 2022**

FROM: **General Manager, Engineering** FILE: **0870-20/612A**
General Manager, Parks, Recreation & Culture XC: **7921-0085-00**

SUBJECT: **Acquisition of a Portion of Property at 10515 - 155 Street for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a portion of the property at 10515 - 155 Street (PID No. 003-189-121) for parkland purposes, as illustrated on the attached Appendix "I".

INTENT

The intent of this report is to seek Council's approval to purchase a portion of the property at 10515 - 155 Street (the "Property") for parkland purposes.

DISCUSSION

Property Description

The Property is located within the Guildford Town Centre – 104 Avenue Neighbourhood Concept Plan. The related Development Application No. 7921-0085-00 received Third Reading on January 17, 2022. The preliminary layout approval was issued on February 7, 2022. A 0.651 acre (2,635 m²) portion of the Property, illustrated as Lot 4 on the Proposed Subdivision Plan (the "Plan") attached as Appendix "II" to this report, is being acquired as parkland. The remainder of the parent property illustrated on the Plan is as follows:

- Lots 1 and 2 will be conveyed to the City as riparian areas; and
- Lot 3 will be developed into 33 townhouse units.

Zoning, Plan Designations and Land Uses

The parent property is zoned One Acre Residential (RA) and is designated Multiple Residential in the Official Community Plan. The highest and best use of the portion of the Property, absent the Park designation, is future multi-family residential development, as proposed under Development Application No. 7921-0085-00.

Purpose of the Acquisition

This acquisition is the first piece of a future neighbourhood park in the area, as illustrated the attached Appendix “I”. Once complete, it will house park amenities including a playground, benches, trails and more, as determined through public engagement.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner 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 November 23, 2022. Sale completion will take place upon registration of the Plan 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

The terms of the purchase and sale agreement are considered reasonable. This acquisition would be the first piece of a future neighbourhood park in the area.

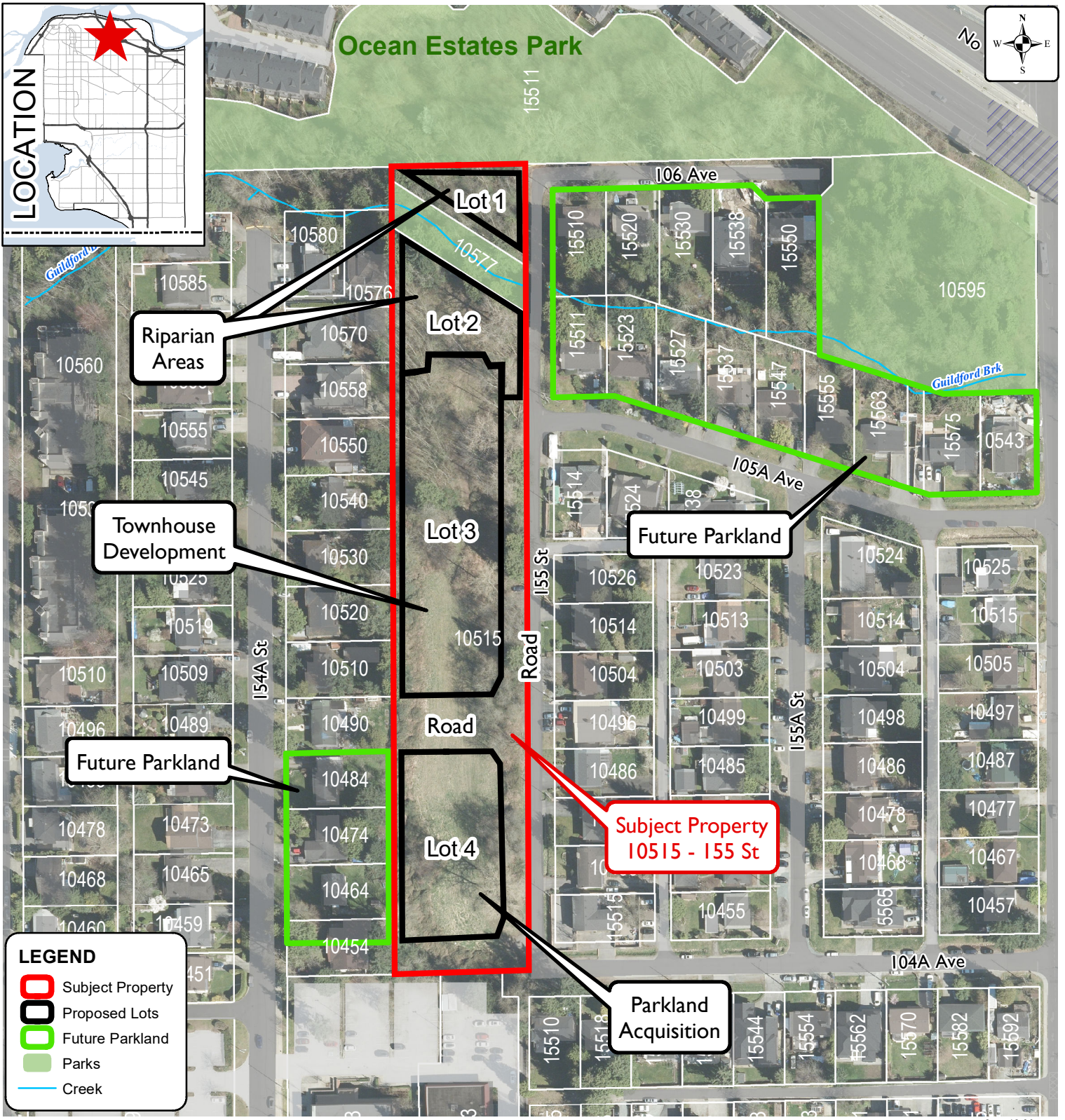
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/kd/cc

Appendix “I” - Ariel Photograph of Site
Appendix “II” - Proposed Subdivision Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 20-Oct-2022

Date of Aerial Photograph: 2021

Scale: 1:2,000



Subject Property 10515 - 155 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.

PROPOSED SUBDIVISION PLAN OF
 LOT 3 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST
 NEW WESTMINSTER DISTRICT
 PLAN 70967

PLAN EPP _____
APPENDIX "II"

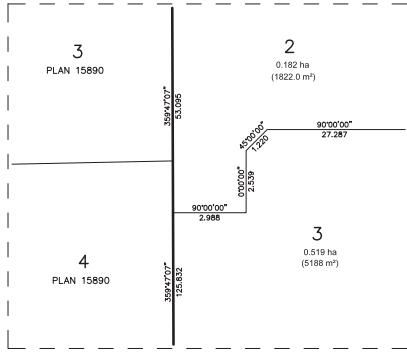
BCGS 92G.017

SCALE 1:500



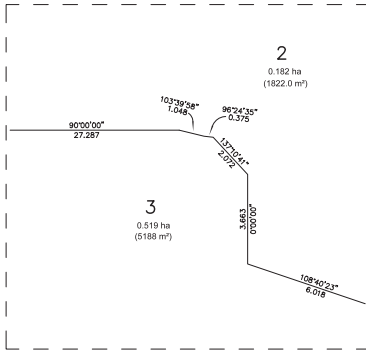
ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 864 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500



DETAIL "A"

SCALE OF ENLARGEMENT IS 1:100
 AT INTENDED PLOT SIZE OF PLAN



DETAIL "B"

SCALE OF ENLARGEMENT IS 1:100
 AT INTENDED PLOT SIZE OF PLAN

