

NO: R228

COUNCIL DATE: November 22, 2021

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 15, 2021**

FROM: **General Manager, Engineering** FILE: **0870-20/596A**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 17351 – 16 Avenue for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 17351 – 16 Avenue (PID# 003-786-064) for parkland purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase 17351 - 16 Avenue (the Property”) for parkland purposes.

DISCUSSION

Property Description:

The Property is a 5.712-hectare (14.114-acre) rectangular lot located in the Darts Hill NCP.

Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) Zone and is designated Park and Natural Areas, Biodiversity Corridor, and Riparian Area in the Darts Hill NCP. The highest and best use of the Property, absent the park designation, is townhouse development at a density of 20-24 units per Acre, based on a net developable area of 8.057-acres.

Purpose of the Acquisition

This acquisition is a key piece of the planned parkland in the Darts Hill NCP, with a small portion for road dedication for future 16 Avenue widening. It provides protection for the Biodiversity Conservation Strategy corridor along its southern edge, protects a large section of Upper Sam Hill Creek and provides space for future active park amenities. Park planning and design will be completed at a later date.

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 8, 2021. 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 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 is a key piece of the planned parkland in the Darts Hill NCP, providing protection for the Biodiversity Conservation Strategy Corridor as well as a large section of Upper Sam Hill Creek.

Scott Neuman, P. Eng.
General Manager,
Engineering

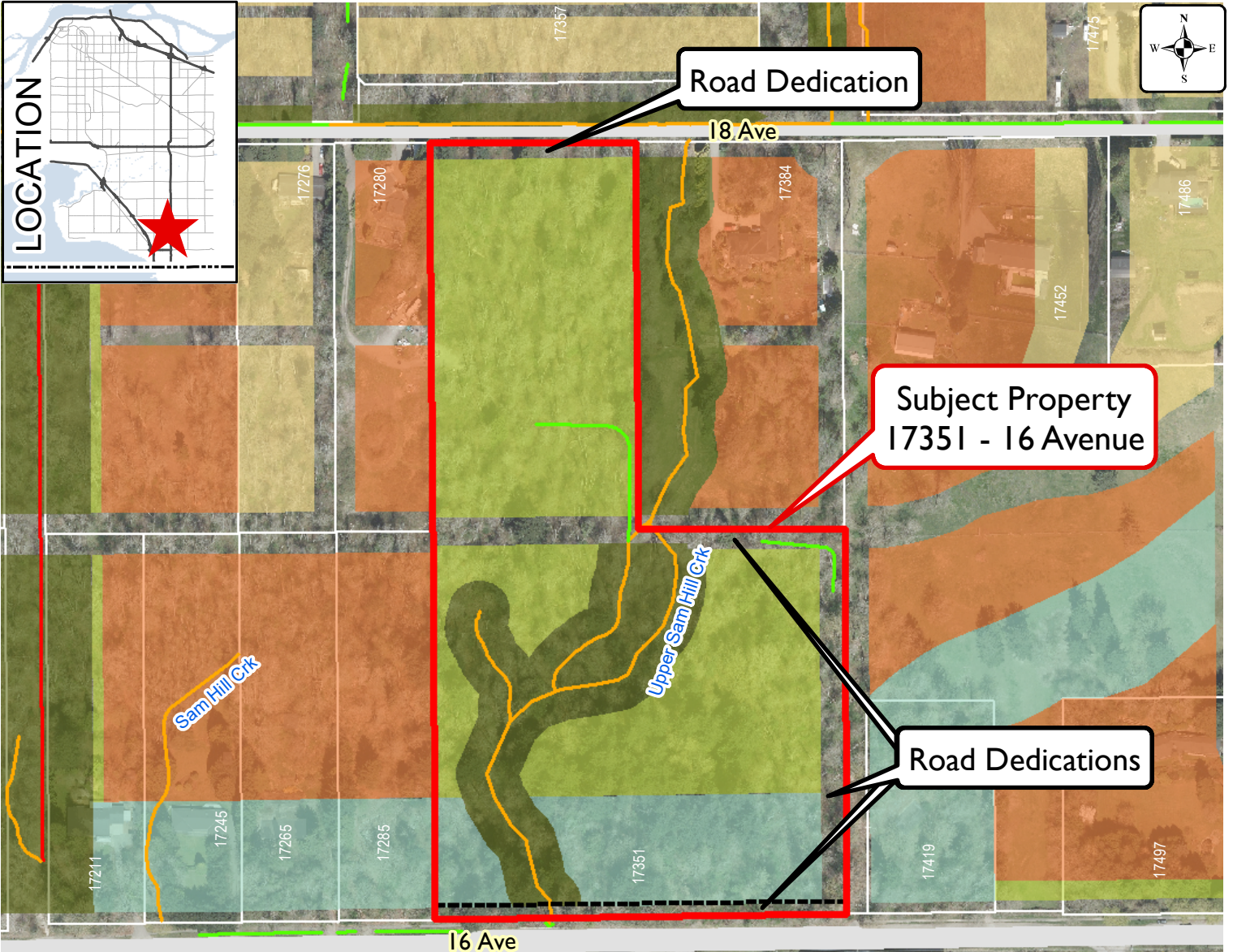
Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/rr/jhs

Appendix "I" – Aerial Photograph of Site

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



LEGEND

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

Fish Classifications

- A
- AO
- B
- C

Produced by GIS Section: 15-Nov-2021, JJR

Date of Aerial Photograph: April 2021

Scale: 1:3,000 0 30 M



SUBJECT PROPERTY 17351 - 16 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.