

NO: R208

COUNCIL DATE: November 8, 2021

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 18, 2021**

FROM: **General Manager, Engineering** FILE: **0870-20/477C**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 10562 Whalley Boulevard for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 10562 Whalley Boulevard (PID No. 001-452-045) for parkland purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase 10562 Whalley Boulevard (the Property”) for parkland purposes.

DISCUSSION

Property Description:

The Property is an 8,149 ft² (757 m²) rectangular lot located in the Surrey City Centre Plan.

Zoning, Plan Designations and Land Uses

The Property is zoned Single Family Residential (RF) Zone and is designated Multiple Residential in the Official Community Plan. The highest and best use of the Property, absent the park designation, is for assembly and redevelopment with medium density residential development.

Purpose of the Acquisition

This acquisition is the final property required for a future neighbourhood park in City Centre. Planning and design of this new park will take place in conjunction with the residents in the area. Pursuant to a 2.5 Floor Area Ratio (“FAR). The FAR is a zoning technique that sets a ratio of allowable building mass to the square footage of the Property’s lot area.

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 10, 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 2021 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 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 DO8: The build environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible; 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 the final property required for a future neighbourhood park in the City Centre at this particular location.

Scott Neuman, P. Eng.
General Manager,
Engineering

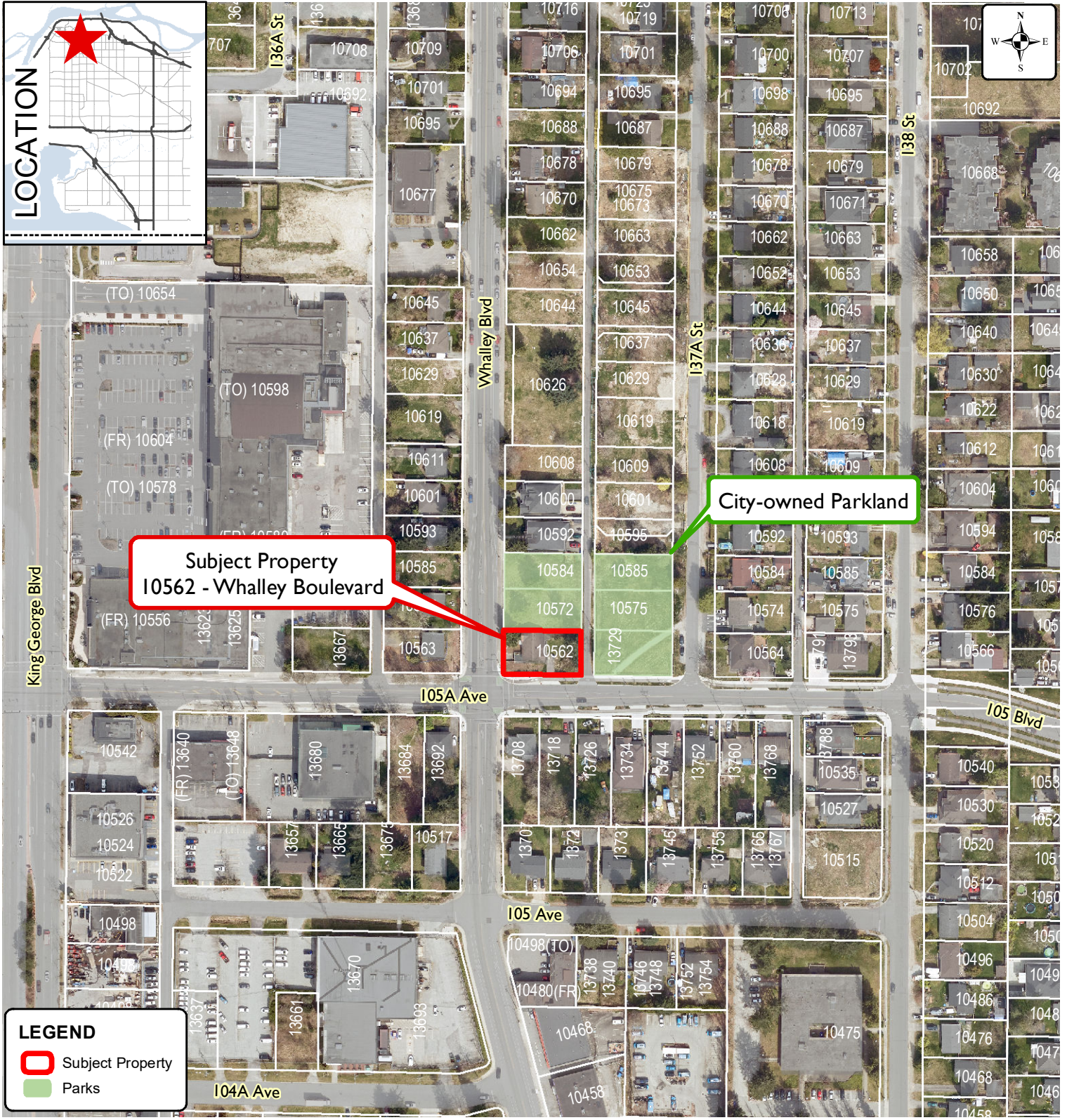
Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Aerial Photograph of Site

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APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 23-Sep-2021, P205803

Date of Aerial Photograph: April 2020

Scale: 1:2,500 0 25 M



SUBJECT PROPERTY 10562 - Whalley Boulevard

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.