

NO: R095

COUNCIL DATE: May 27, 2024

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **May 14, 2024**

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

FILE: **o870-20/572D**

SUBJECT: **Acquisition of the Property at 14943 – 102A Avenue for Parkland Purposes**

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## RECOMMENDATION

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

1. Receive this report for information; and
2. Approve the purchase of 14943 – 102A Avenue (PID #009-993-967) for parkland purposes, as illustrated on the attached Appendix “I”.

## INTENT

The purpose of this report is to seek Council’s approval to purchase 14943 – 102A Avenue (the “Property”), as illustrated on the map attached to this report as Appendix “I”, for parkland purposes.

## DISCUSSION

### Property Description:

The Property is an 888 m<sup>2</sup> rectangular lot located in the Guildford Town Centre – 104 Avenue Land Use Plan (the “LUP”), an extract of which is illustrated on the attached Appendix “II”.

### Zoning, Plan Designations and Land Uses

The Property is zoned Single-Family Residential (RF) and designated Multiple Residential in the Official Community Plan. More specifically, the LUP designates the Property for Parks and Natural Areas land use. The highest and best use of the Property absent the Park designation is as a holding property for future multi-family development, pending assembly and rezoning.

## **Purpose of the Acquisition**

This is the second acquisition towards a new neighbourhood park in the Guildford Town Centre. When all acquisitions are completed, the park will be approximately 2 acres and will serve the community with future amenities and spaces to relax and play.

## **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 May 29, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

## **Funding for Purchase**

The Finance Department has confirmed that funds for the acquisition is available from Parkland Acquisition Program.

## **CONCLUSION**

With the purchase of the Property, the City will own two of the eight parcels needed to realize parkland identified within in the LUP. The park will provide for residents' daily park needs, such as a playground, open space, and gathering areas.

Scott Neuman, P.Eng  
General Manager,  
Engineering

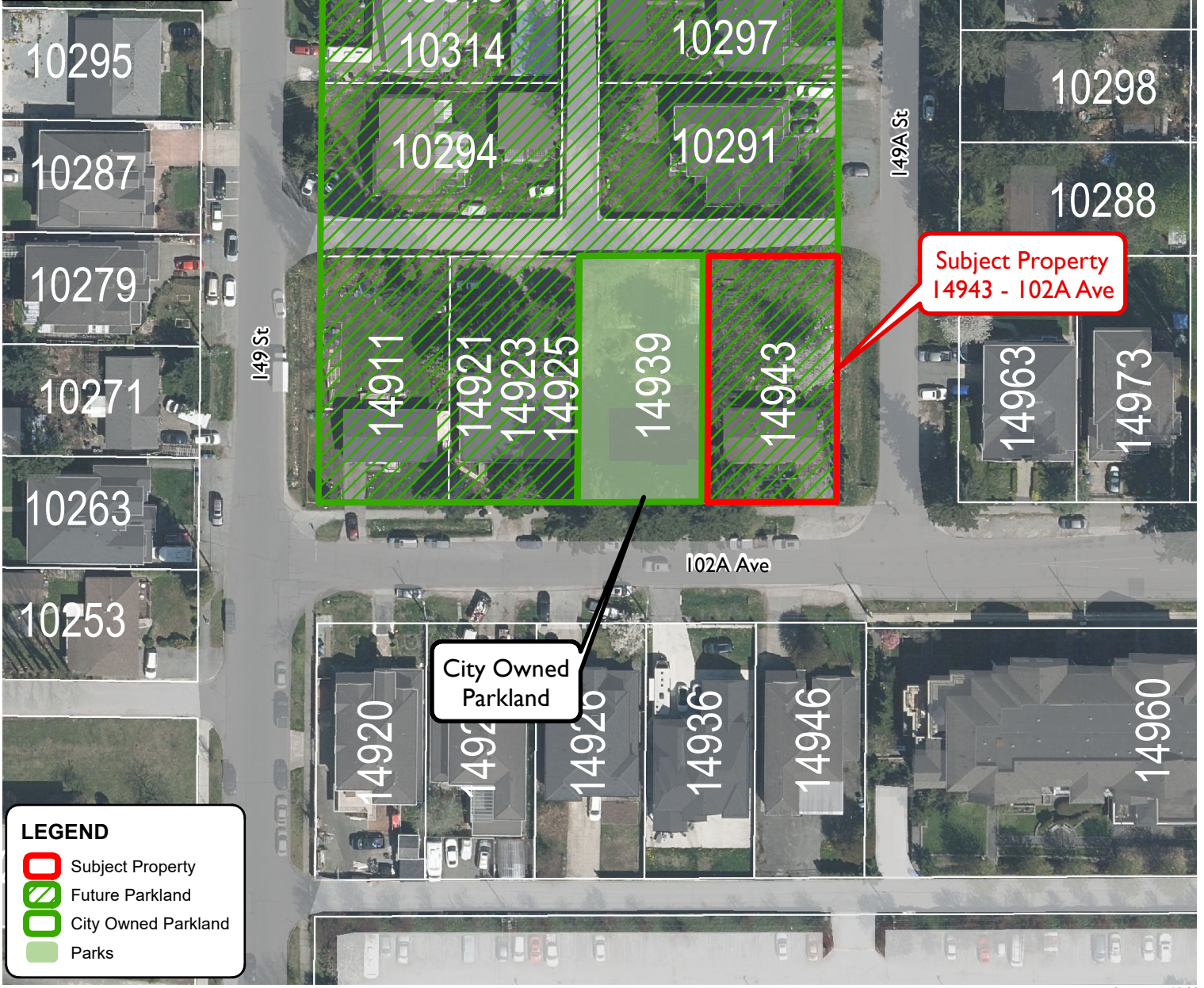
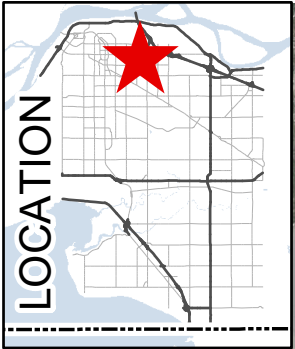
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/kd/bn





Appendix "I" – Aerial Photograph of Site

Appendix "II" – Extract of the Guildford Town Centre – 104 Avenue Land Use Plan

AERIAL PHOTOGRAPH OF SITE




LEGEND

-  Subject Property
-  Future Parkland
-  City Owned Parkland
-  Parks

Produced by GIS Section: 14-May-2024

Date of Aerial Photograph: 2023

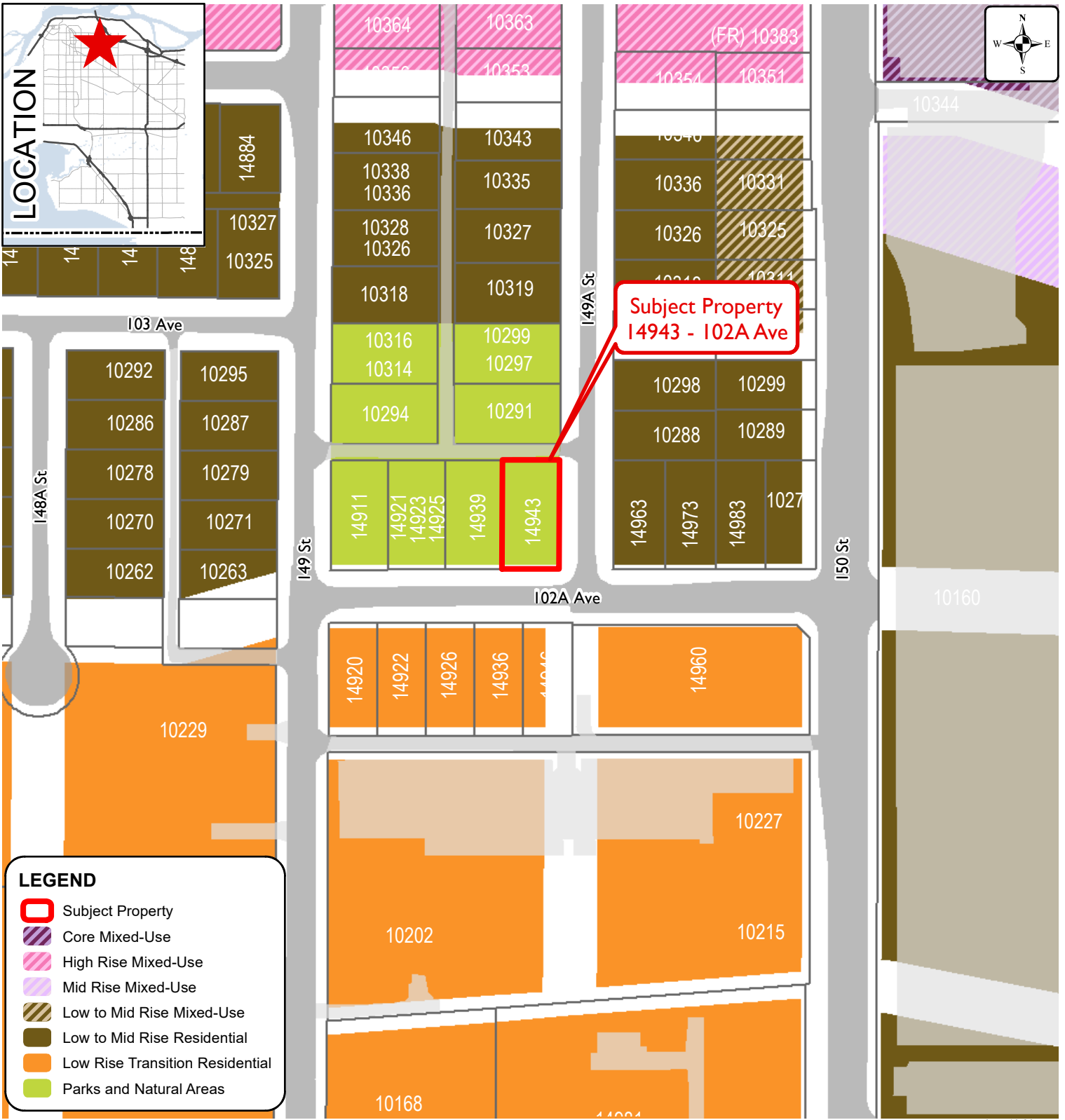
Scale: 1:1,000 



**Subject Property**  
**14943 - 102A 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.



### LEGEND

- Subject Property
- Core Mixed-Use
- High Rise Mixed-Use
- Mid Rise Mixed-Use
- Low to Mid Rise Mixed-Use
- Low to Mid Rise Residential
- Low Rise Transition Residential
- Parks and Natural Areas

Produced by GIS Section: 18-Apr-2024

Scale: 1:2,000 0 10 M



## Subject Property 14943 - 102A Avenue

## ENGINEERING DEPARTMENT

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