

NO: R108

COUNCIL DATE: June 10, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 28, 2024**

FROM: **General Manager, Engineering** FILE: **0870-20/593C**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 15266 – 21B Avenue for Parkland Purposes**

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 15266 – 21B Avenue (PID No. 002-331-179) for parkland purposes, as illustrated on the attached Appendix “I”.

INTENT

The purpose of this report is to seek Council’s approval to purchase 15266 – 21B Avenue (the “Property”) for parkland purposes.

DISCUSSION

Property Description

The Property is a 660.6 m² (0.163 acre) rectangular lot located in the Semiahmoo Town Centre Plan (the “TCP”), as illustrated on the attached Appendix “II”.

Zoning, Plan Designations and Land Uses

The Property is zoned Single-Family Residential (RF) and designated Urban in the Official Community Plan. More specifically, the TCP designates the Property as for Park/Open Space. The highest and best use of the Property, absent the Park designation, is as a holding property for future residential townhouses, pending assembly and rezoning.

Purpose of the Acquisition

The Property is designated as Park/Open Space in the Semiahmoo TCP. With this acquisition, the City will own two of the ten lots required for a new neighbourhood park. The park will serve the surrounding apartment and commercial land uses in the north-east section of 152 Street and 20 Avenue. The ultimate park will support the daily outdoor recreational and socialization needs of residents.

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 June 12, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

FUNDING

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 ten parcels identified for future parkland within in the TCP. The park is intended to provide for residents' daily outdoor recreational and socialization needs.

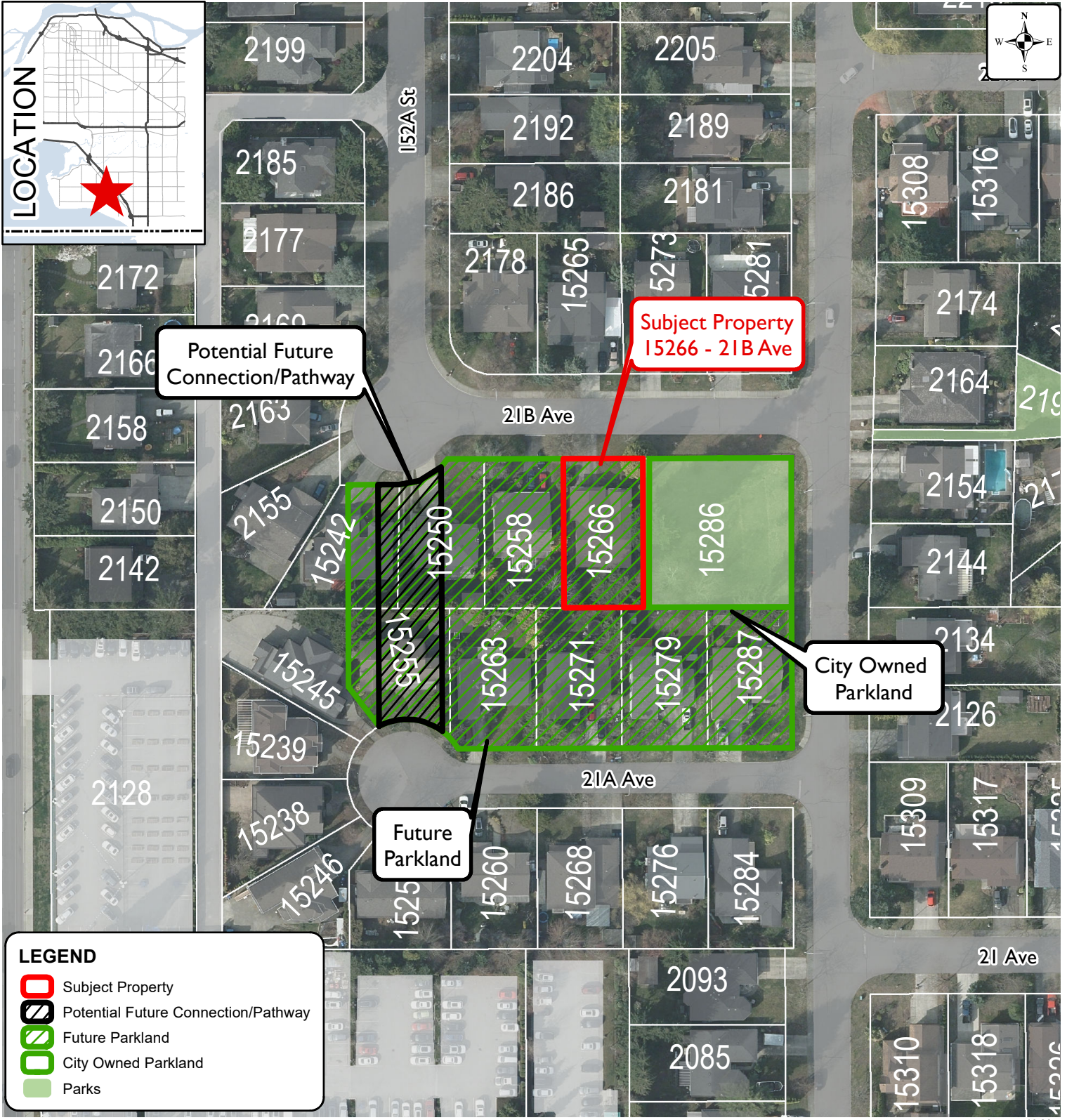
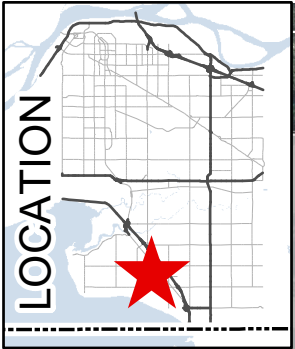
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/kd/cc

Appendix "I" – Aerial Photograph of Site
Appendix "II" – Extract of the Semiahmoo Town Centre Plan

AERIAL PHOTOGRAPH OF SITE








Potential Future Connection/Pathway

Subject Property
15266 - 21B Ave

City Owned Parkland

Future Parkland

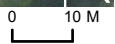
LEGEND

-  Subject Property
-  Potential Future Connection/Pathway
-  Future Parkland
-  City Owned Parkland
-  Parks

Produced by GIS Section: 03-Jun-2024

Date of Aerial Photograph: 2023

Scale: 1:1,253

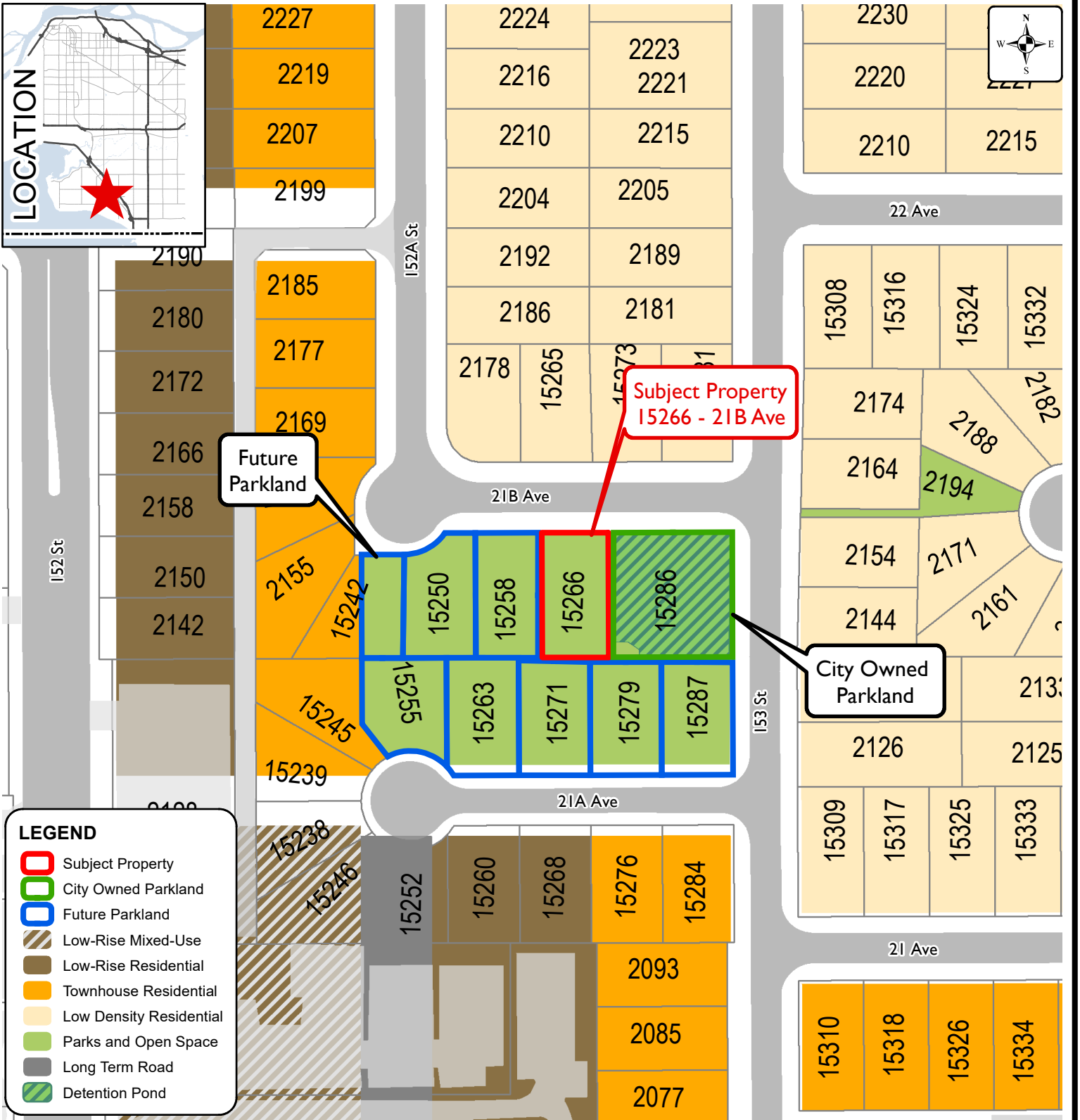


Subject Property
15266 - 21B Avenue

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.

EXTRACT OF SEMIAHMOO TOWN CENTRE PLAN



Produced by GIS Section: 13-May-2024

Scale: 1:1,500 0 10 M



Subject Property
15266 - 21B Avenue

ENGINEERING
DEPARTMENT