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# Corporate Report

NO: R139

COUNCIL DATE: June 13, 2004

#### REGULAR COUNCIL

TO: Mayor & Council DATE: June 6, 2005

FROM: General Manager, Engineering FILE: 0870-40

SUBJECT: Land Acquisition for Newton Recreation Complex

(7016 - 136B Street)

#### RECOMMENDATION

That Council authorize the acquisition of PID No. 007-554-770 (7016 - 136B Street) for use as an addition to the Newton Recreation Complex.

### DISCUSSION

#### 1. Property Location: 7016 - 136B Street

This improved site has a total area of 7,445 ft.<sup>2</sup> and is improved with a 1,066 ft.<sup>2</sup> one storey home in good condition. The subject property is located on the north side of 70 Avenue, east of 136B Street.

#### 2. Zoning, Plan Designations, and Land Uses

The subject property is zoned Single Family Residential (RF). The Highest and Best Use of the property is the existing use due to the size and location of the property.

#### 3. Purpose of the Acquisition

The acquisition of the subject property will provide additional land to be used for the future expansion of the Newton Recreation Complex.

In December 1994, Council approved an acquisition program to purchase the remaining residential properties required for the Newton Recreation Complex expansion. The City owns 22 of the 28 properties within the two City blocks located immediately south of the Newton Arena and west of the Seniors' Complex and the Newton Branch of the Surrey Public Library.

#### 4. Contract of Purchase and Sale

A market value appraisal was prepared by an accredited staff appraiser. Based on the appraisal, staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by June 14, 2005. Completion is to take place upon registration on June 29, 2005.

#### 2004 BC ASSESSMENT DATA

Land: \$212,000

Improvements: <u>\$ 55,600</u>

\$267,600

## CONCLUSION

This acquisition is required to provide necessary land for the future expansion of the Newton Recreation Complex.

The terms of this agreement are considered reasonable. This is the 23rd acquisition of the 28 properties designated for land bank as future addition to the Newton Recreation Complex.

The Finance Department has confirmed that funds for this park acquisition have been identified in the 2005 Capital Budget.

> Paul Ham, P. Eng. General Manager, Engineering

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cc: - General Manager, Finance, Technology & HR Department

#### **Appendices**

- I. Site Plan
- II. Aerial Photograph of Site