

# Corporate Report

NO: R181

COUNCIL DATE: September 11, 2006

#### REGULAR COUNCIL

TO: Mayor & Council DATE: August 15, 2006

FROM: General Manager, Engineering FILE: 0870-20/352/D

**SUBJECT:** Land Acquisition for Park at 19519 - 68 Avenue

### RECOMMENDATION

That Council authorize the partial acquisition of  $\pm 190,833$  ft.<sup>2</sup> (4.38 acres) from PID No. 013-229-214 (19519 - 68 Avenue) for park/open space as set out in the East Clayton Land Use Plan.

# **DISCUSSION**

## 1. Property Location: 19519 - 68 Avenue

This property is located in the East Clayton Land Use Plan. Combined the seven proposed partial takings have an area of  $\pm 190,833$  ft.<sup>2</sup> (4.38 acres). An additional 41,098 ft.<sup>2</sup> (3,818 m<sup>2</sup>) portion of park is also being acquired from the subject party under the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide the linear park as envisioned under the East Clayton Land Use Plan.

# 2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and designated as Urban under the Official Community Plan. The Highest and Best Use for the property would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject site under the East Clayton Land Use Plan.

The subject site is divided into two development applications. Development Application 7903-0363 provides for the creation of RF-9C and RF-12 lots, and it is under this development application that the park acquisition requirements are being implemented. Development Application 7905-0020 will provide for the creation of townhouse development on a portion of the subject site, and that development application is currently at Third Reading.

# 3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property will allow for the future development of the linear park system envisioned under the East Clayton Land Use Plan.

## 4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner, based on an independent appraisal, subject to Council approval by September 12, 2006. Completion is to take place upon registration of the subdivision plan in the Land Title Office.

# **CONCLUSION**

This acquisition is required to provide necessary land for linear park as set out in the East Clayton Land Use Plan.

Paul Ham, P.Eng. General Manager, Engineering

## EE/mpr

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# **Appendices**

# I. Aerial Photograph of Site