



# Corporate Report

NO: R117

COUNCIL DATE: MAY 28, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: May 22, 2007

FROM: General Manager, Engineering FILE: 0870-20/354F  
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park  
13441 No. 10 Highway (58 Avenue)

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of  $\pm 5,966 \text{ ft.}^2$  ( $\pm 554.3 \text{ m}^2$ ) from PID 013-211-153 (13441 No. 10 Highway) for greenway/open space as set out in the West Newton Highway 10 Land Use Plan.

## DISCUSSION

### 1. Property Location: 13441 No. 10 Highway

The subject property is located in the West Newton Highway 10 Land Use Plan and has an area of  $\pm 4.575$  acres ( $18,515 \text{ m}^2$ ). The proposed partial acquisition required from this property has an area of  $\pm 5,966 \text{ ft.}^2$  ( $\pm 554.3 \text{ m}^2$ ). An additional  $\pm 10,271 \text{ ft.}^2$  ( $954.2 \text{ m}^2$ ) portion of the property will also be acquired through its current development application (Project No.: 7905-0029) as the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide a greenway buffer along Highway 10 as envisioned under the Land Use Plan.

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

The subject property is zoned RA (One Acre Residential) and is designated as Urban under the Official Community Plan and Single Family Residential on the Land Use Plan. The Highest and Best Use for this property would be redevelopment in accordance with the land use at the highest density that would be approved for the subject site under the Land Use Plan.

### **3. Purpose of the Acquisition**

The Parks, Recreation and Culture Department has determined that the partial acquisition of this property will allow for the future development of a greenway as envisioned under the Land Use Plan.

### **4. Contract of Purchase and Sale**

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner for the required portion of the property at its appraised market value, subject to Council approval by May 30, 2007. Completion is to take place upon registration of the subdivision in the Land Title Office.

## **CONCLUSION**

The terms of this agreement are considered reasonable. Approval of this acquisition will provide greenway/open space in accordance with the Land Use Plan.

The Finance Department has confirmed that funds for this acquisition have been identified in the Parks Acquisition DCC Reserve.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Paul Ham, P. Eng.  
General Manager, Engineering

AW/mpr

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## Appendices

### I Aerial Photograph of Site