



Corporate Report

NO: R147

COUNCIL DATE: JUNE 25, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 19, 2007

FROM: General Manager, Engineering FILE: 0870-20/352/Q
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park
19518 & 19556 - 72 Avenue

RECOMMENDATION

The Engineering and Parks, Recreation & Culture Departments recommend that Council authorize the partial acquisition of $\pm 57,546$ ft.² (± 1.32 acres) from PID No. 003-380-084 (19518 - 72 Avenue) and PID 010-987-975 (19556 - 72 Avenue) for park/open space as set out in the East Clayton Land Use Plan.

DISCUSSION

1. Property Location: 19518 & 19556 - 72 Avenue

These properties are located in the East Clayton Land Use Plan and have a combined area of $653,445$ ft.² or 15 acres. The proposed partial taking has an area of $\pm 57,546$ ft.² ($\pm 5,346$ m²). An additional $\pm 32,702$ ft.² ($\pm 3,038$ m²) portion of park is also being acquired from 19518 & 19556 - 72 Avenue under the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide parkland as shown under the East Clayton Land Use Plan.

2. Zoning, Plan Designations, and Land Uses

The subject properties are 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 sites under the East Clayton Land Use Plan.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property would allow for the future development of the parkland as 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 June 26, 2007. Completion is to take place upon registration of the subdivision plan in the Land Title Office.

CONCLUSION

The terms of this agreement are considered reasonable. Approval of this acquisition will provide park/open space in accordance with the East Clayton 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

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Appendices

I. Aerial Photograph of Site