



Corporate Report

NO: R146

COUNCIL DATE: July 28, 2008

REGULAR COUNCIL

TO: Mayor & Council

DATE: July 24, 2008

FROM: General Manager, Engineering
General Manager, Parks, Recreation and Culture

FILE: 0870-20/388/A

SUBJECT: Land Acquisition for Drainage Works and Park
8628 Tulsey Crescent East

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council authorize the acquisition of PID 005-478-472 (8628 Tulsey Crescent East) to address slope stabilization concerns and add the property into the Parks Natural Area corridor for Bear Creek.

DISCUSSION

1. Property Location - 8628 Tulsey Crescent East

The subject property borders on Bear Creek, adjacent to City parkland in the Newton area of Surrey. The 8,440 ft.² (0.194 acre) lot is situated at the top of a ravine bank overlooking the creek and its riparian floodplain within the park. The site is improved with a 2,105 ft.² split-level dwelling in average condition.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RF (Single Family Residential Zone) and the Highest and Best Use of the land is to continue as a single-family home site.

3. Purpose of the Acquisition

The Engineering Department has determined that the acquisition of this property and removal of the house is the most cost effective means to address slope stabilization concerns along the creek bank in the vicinity of this lot due to the existing house being very close to the top of bank of the Bear Creek ravine. Subsequent to the stabilization

requirements being addressed, the remaining property will be added into the Parks Natural Area corridor for Bear Creek, thereby preserving valuable aquatic habitat.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by July 31, 2008. The purchase price was determined by an independent, accredited appraiser and completion is to take place upon registration in the Land Title Office.

CONCLUSION

The terms of this agreement are considered reasonable. Approval of this acquisition will enable necessary creek bank remediation work and preservation of valuable natural aquatic habitat.

The Finance Department has advised that funds for this acquisition should be shared on an equal basis between the Erosion and Ravine Works Program of the Drainage Utility and the Parks Acquisition DCC Fund.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site