



Corporate Report

NO: R169

COUNCIL DATE: September 8, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: September 5, 2008

FROM: General Manager, Engineering FILE: 0870-20/343/T
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park
16847 - 24 Avenue

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council authorize the acquisition of PID 009-927-875 (16847 - 24 Avenue) for parkland.

DISCUSSION

1. Property Location: 16847 - 24 Avenue

This property is located in South Surrey and has an area of 113,830 ft² (2.613 acres). The property is highlighted on the air photo, which is attached as Appendix I. The purpose of the acquisition is to provide parkland as envisioned under the Grandview Heights General Land Use Plan.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned RA (One Acre Residential). The Highest and Best Use would be redevelopment in accordance with the land uses and highest densities as approved in an NCP for the area. An NCP has not been developed for the subject area of Grandview at this time.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property is strategic and will assist in ensuring that the City is in a position

to provide park/open space in the Grandview Heights area as this area redevelops in accordance with Grandview Heights General Land Use Plan.

Community-scale athletic parks, playing fields, and other amenities, such as community centres, are to be located within Grandview Heights at a location or locations to be determined through future NCP planning processes. This acquisition is in keeping with similar acquisitions in the Grandview Heights General Land Use Plan area, acquired on a "willing seller" basis, to establish parks in this area.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by September 9, 2008. The purchase price was determined by an independent, accredited appraiser and completion is to take place upon registration in the Land Title Office.

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

CONCLUSION

The terms of this purchase and sale agreement are considered reasonable. Approval of this acquisition will assist in positioning the City to provide park/open space in the Grandview Heights area in accordance with the Grandview Heights General land use plan.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendices

I. Aerial Photograph of Site