



# Corporate Report

NO: R238

COUNCIL DATE: December 15, 2008

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## REGULAR COUNCIL

TO: Mayor & Council DATE: December 12, 2008

FROM: General Manager, Engineering FILE: 0870-20/264/A  
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park - 8388 - 164 Street

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the acquisition of the property at 8388 - 164 Street (PID No. 010-413-022) for parkland in accordance with the Fleetwood Town Centre Land Use Plan.

## DISCUSSION

### 1. Property Location: 8388 - 164 Street

This property is located in the Fleetwood area, has an area of 47,137 ft.<sup>2</sup> (1.08 acre), and is improved with a one storey, with basement, single family home. The purpose of the acquisition is for parkland as envisioned under the Fleetwood Town Centre 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 as a RF single family development.

### 3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property as park/open space is necessary in support of the build-out of the Fleetwood Town Centre Land Use Plan. This property will contribute toward the parkland requirements at this location, particularly with future expansion of the facilities at the Surrey Sports and Leisure Centre. It is anticipated that this park site will be the future

Fleetwood Athletic Park, containing two synthetic turf fields, a youth park, and other neighbourhood park amenities.

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

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by December 16, 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 purchase price for this property has dropped by approximately 20% since May 2008, reflecting changes in market conditions. The owner is motivated to sell and will likely list the property for sale if the City does not complete on the sale.

#### **CONCLUSION**

Staff are satisfied that the terms of the purchase agreement are reasonable. This acquisition will contribute toward the parkland requirements for this location in accordance with the Fleetwood Town Centre Land Use Plan.

The Finance Department has confirmed that funds for this acquisition are available in the Parks Acquisition DCC Reserve.

Vincent Lalonde, P.Eng.  
General Manager, Engineering



Laurie Cavan  
General Manager  
Parks, Recreation & Culture

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Appendix I - Aerial Photograph of Site