

NO: R095 COUNCIL DATE: June 15, 2009

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 10, 2009**

FROM: **General Manager, Engineering** FILE: **0870-20/397/A**
General Manager, Parks, Recreation and Culture

SUBJECT: **Park Acquisition for Greenbelt, Watercourse Preservation Drainage Purposes, and Pathway (2932 - 160 Street)**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the partial acquisition of PID No. 004-946-456 (2932 - 160 Street) for park greenbelt, watercourse preservation drainage and sewer purposes in accordance with the North Grandview Neighbourhood Concept Plan with the acquisition as illustrated in Appendix I including the following specific areas:

- A. 43,059 ft.² for watercourse preservation & drainage;
- B. 29,903 ft.² for sewer right-of-way and pathway; and
- C. 52,911 ft.² for park greenbelt.

DISCUSSION

1. **Property Location: 2932 - 160 Street**

The subject property is located within the North Grandview area NCP. The total of the proposed partial takings from 2932 - 160 Street is 125,873 ft.² (2.89 acres) and represents three separate purposes as shown on the map attached as Appendix I.

The first taking of 43,059 ft.² (4,000 m²) will be utilized for watercourse preservation and drainage purposes (shown in blue hatch as Area A on the map in Appendix I).

The second taking of 29,902 ft.² (2,778 m²) represents the new Grandview sanitary sewer interceptor right-of-way within which a linear pathway will be constructed through the subject property and will continue through adjacent properties to the south to access 160 Street (shown as Area B in the map in Appendix I). The applicant was required to provide the statutory right-of-way, the value of it has been taken into consideration in the negotiated final value of this second taking.

The third taking of 52,911 ft.² (4,915 m²), which was identified in the Preliminary Layout Approval and at the Public Hearing, represents land that will either be consolidated with adjacent development to the south or retained and used as park (shown in orange crosshatch as Area C on the map in Appendix I).

An additional 10,764 ft.² (1,000 m²) portion of park is also being acquired under the 5% parkland dedication requirement of the Local Government Act. This dedicated portion of park, together with the greenbelt, will form a neighbourhood park.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential). The Highest and Best Use would be as a holding property for a future RF (Single Family Residential) development in conjunction with the property to the south.

3. Purpose of the Acquisition

See the reasons for the acquisition as discussed in a previous section of this report.

4. Contract of Purchase and Sale

Staff has negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by June 16, 2009. An independent, accredited appraiser determined the purchase price and completion is to take place upon registration of the subdivision in the Land Title Office.

CONCLUSION

Staff is satisfied that the terms of the purchase agreement are reasonable. The park greenbelt, watercourse preservation, pathway, and drainage areas are being acquired in accordance with the North Grandview NCP.

The Finance Department has confirmed that funds for this acquisition are available.

Laurie Cavan
General Manager
Parks, Recreation & Culture

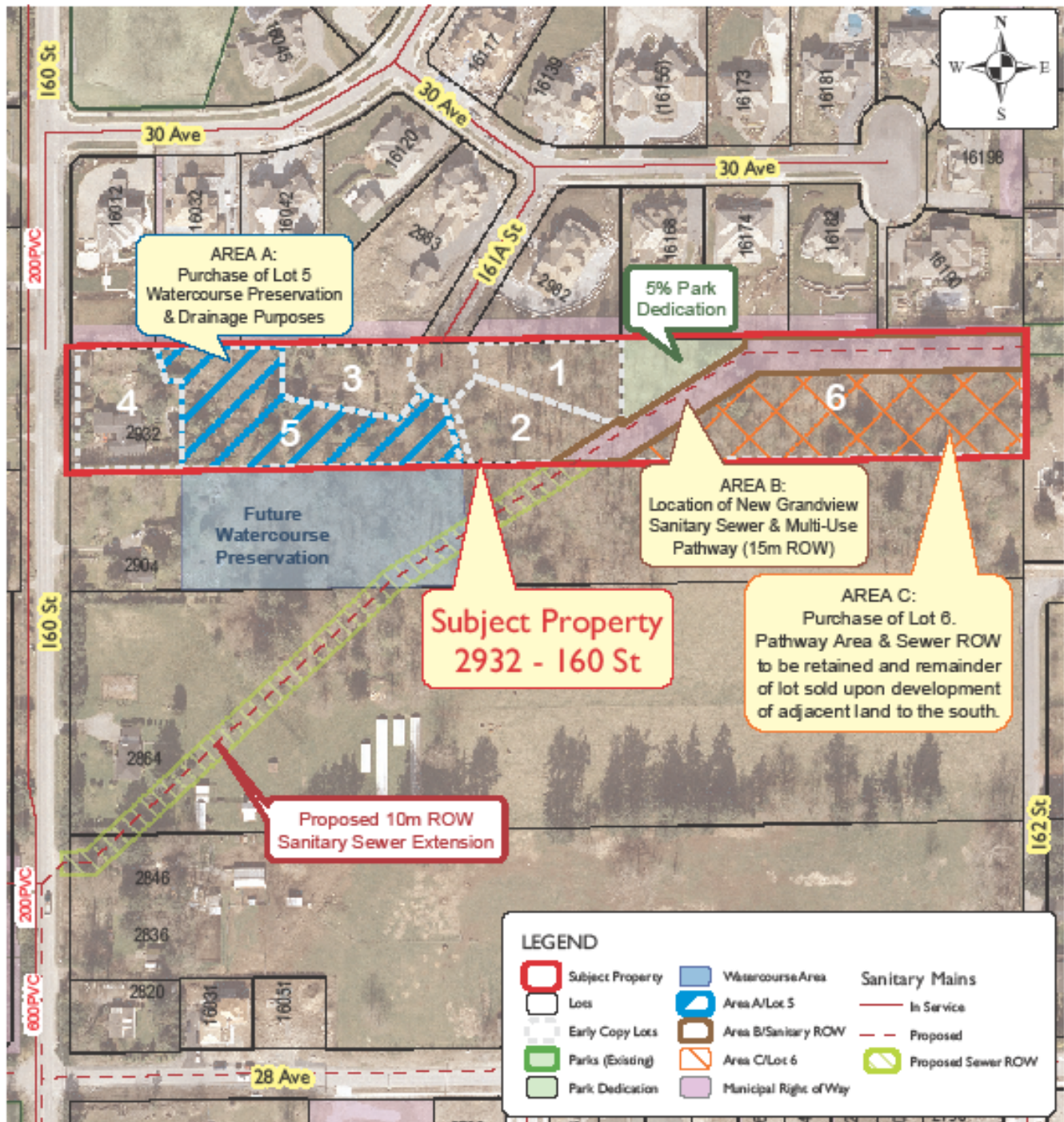
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I. Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Sections: June 10, 2009, CS

Date of Aerial Photography: April 2008



SUBJECT PROPERTY
2932 - 160 St
PROJECT #: 0870-20/397/A

**REALTY
DIVISION**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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