

There is an existing house on the southerly portion of the site with driveway access from 156 Street (Appendix IV).

DISCUSSION

The City's Realty Services Division had been negotiating with the property owner with respect to acquisition of the property for park purposes. The property owner and the City have not been able to come to an agreement on the acquisition of the property by the City.

The property owner has now requested that the City amend the Parks/Open Space designation as contained in the Rosemary Heights Central NCP for the subject property to allow it to be developed.

Parks Comments

The current total park area in Rosemary Heights Central NCP is approximately 15.3 hectares (37.8 acres). This includes the two neighbourhood parks adjacent to the two elementary schools and the Nicomekl River Riparian zone and natural areas.

The Parks Division has reviewed in detail the requirement for a riverfront park in the Rosemary Heights Central NCP area at this location. This park is proposed to provide neighbourhood amenities and a city-level park because of its proximity to the Nicomekl River. It will be a destination for paddling enthusiasts and is identified as a "Blueways" park in the Parks, Recreation and Culture Department's Blueways Master Plan. A boat launch ramp exists for non-motorized boats on adjacent parkland on the Nicomekl River.

This particular location is considered a portion of a Surrey floating nature trail for a controlled paddling experience on the lower Nicomekl River, with enhancements to separate paddlers and other boaters from sensitive waterfowl areas. There is a need for a small parking area for those using the launching ramp for the Blueway. Instead of utilizing the entire property, the parkland needs can be accommodated in the lowland floodplain portion of the property that is approximately 0.8 hectare (2.0 acres) in area where park trails, a parking area, and group picnic lawn can be constructed to create a staging area for paddlers. The extent of the required parkland area is shown in Appendix V. As such, staff is generally supportive of such an amendment to the NCP Land Use Concept Plan. If this parcel was allowed to be developed (i.e., be rezoned and subdivided), there is potential for some or all of these required parklands to be dedicated through the rezoning and subdivision process.

To implement the reduction in the park requirement for this area as currently illustrated in the NCP, it is recommended that a review of the land use concept plan relating to the subject property be undertaken including a public consultation process based on the following criteria:

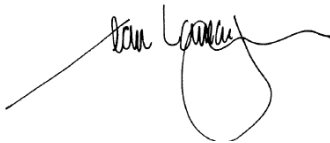
- OCP Suburban designation;
- Suburban residential use based on gross density approach with a minimum 15% open space dedication;
- Provision of the required parkland and preservation of environmental sensitive areas; and
- Compliance with the City's Policy O-55 entitled "Development within the Nicomekl and Serpentine River Floodplains" approved by Council on March 10, 2008.

The community has been very involved in the Rosemary Heights Central NCP process and subsequent development applications in the area. A review of the land use designation of this property should include a public consultation process involving the community and stakeholders within this NCP area.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Authorize staff to undertake a process to review the NCP land use designation for the property at 3965 – 156 Street including consultation with the community and provide a report back to Council complete with recommendations; and
- Instruct the City Clerk to provide a copy of this report and related Council resolution to the owner of the property at 3965 – 156 Street.



Jean Lamontagne
General Manager
Planning and Development

GK/kms/saw

Attachments:

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| Appendix I | Location & Zoning Map |
| Appendix II | Rosemary Heights Central Neighbourhood Concept Plan |
| Appendix III | Legal & Topography Map |
| Appendix IV | Aerial photo |
| Appendix V | Proposed portion of the property for park purposes |

