

NO: R073

COUNCIL DATE: April 12, 2010

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## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **April 8, 2010**

FROM: **General Manager, Engineering** FILE: **0870-20-394A**  
**General Manager, Parks, Recreation and Culture** **7910-0003-00**

SUBJECT: **Acquisition of Part of the Lot at 61 - 170 Street for Parkland**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the acquisition for parkland of part of the lot at 61 – 170 Street (PID No. 010-901-710) as illustrated on Appendix I attached to this report.

## DISCUSSION

### 1. **Property Location: 61 – 170 Street**

This property is located in the Douglas NCP Extension area and is part of Development Application No. 7910-0003-00. The OCP designation of the site is Urban. A 3,744 m<sup>2</sup> (0.925 acre) portion of the subject site is identified for acquisition as parkland in the Douglas NCP Extension Land Use Plan. Other lands with an area of 1,385 m<sup>2</sup> (14,908 ft.<sup>2</sup>) are being dedicated by the developer under the 5% parkland dedication requirement of the Local Government Act. Upon completion of the subdivision and rezoning application, the subject land acquisition will be conveyed to the City as a lot.

All area calculations and measurements contained in this report are approximate and subject to final survey.

### 2. **Zoning, Plan Designations, and Land Uses**

The subject property is zoned RA (One Acre Residential). The OCP designation for the property is Urban. The Highest and Best Use for the site would be development into single family small urban lots under the RF-12 zone.

### 3. **Purpose of the Acquisition**

The Parks, Recreation and Culture Department has determined that the acquisition of this property as passive park/open space is necessary in support of a planned pathway as identified in the Douglas NCP Land Use Plan. The acquisition of this property, along with the associated parkland dedication and the voluntary dedication of 216 m<sup>2</sup> (2,325 ft.<sup>2</sup>) of riparian area from the subject parcel, which will connect to the existing neighbourhood park, (146A) will provide for a greenway/pathway in the Douglas west catchment.

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

Staff has negotiated a Contract of Purchase and Sale Agreement with the owners subject to Council approval by April 12, 2010. The purchase price was determined by an accredited staff appraiser and completion of the purchase is to take place upon registration in the Land Title Office.

#### **5. Funding for Purchase**

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

### **SUSTAINABILITY CONSIDERATIONS**

Purchasing the subject property supports the Sustainability Charter's vision of integrating nature into the City's neighbourhoods. In particular, the proposed land acquisition supports the following Sustainability Charter Scope actions:

- SC13 Designing recreational paths and Greenways to be accessible, where possible.
- EN12: Enhancement and protection of natural areas, including the acquisition of additional new natural areas.
- EN13: Expediting the completion of a continuous Greenway, bicycle, and trail system throughout the City

### **CONCLUSION**

Staff is satisfied that the terms of the purchase agreement are reasonable. This acquisition will complete the parkland requirements for this location in accordance with the Douglas NCP Land Use Plan.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

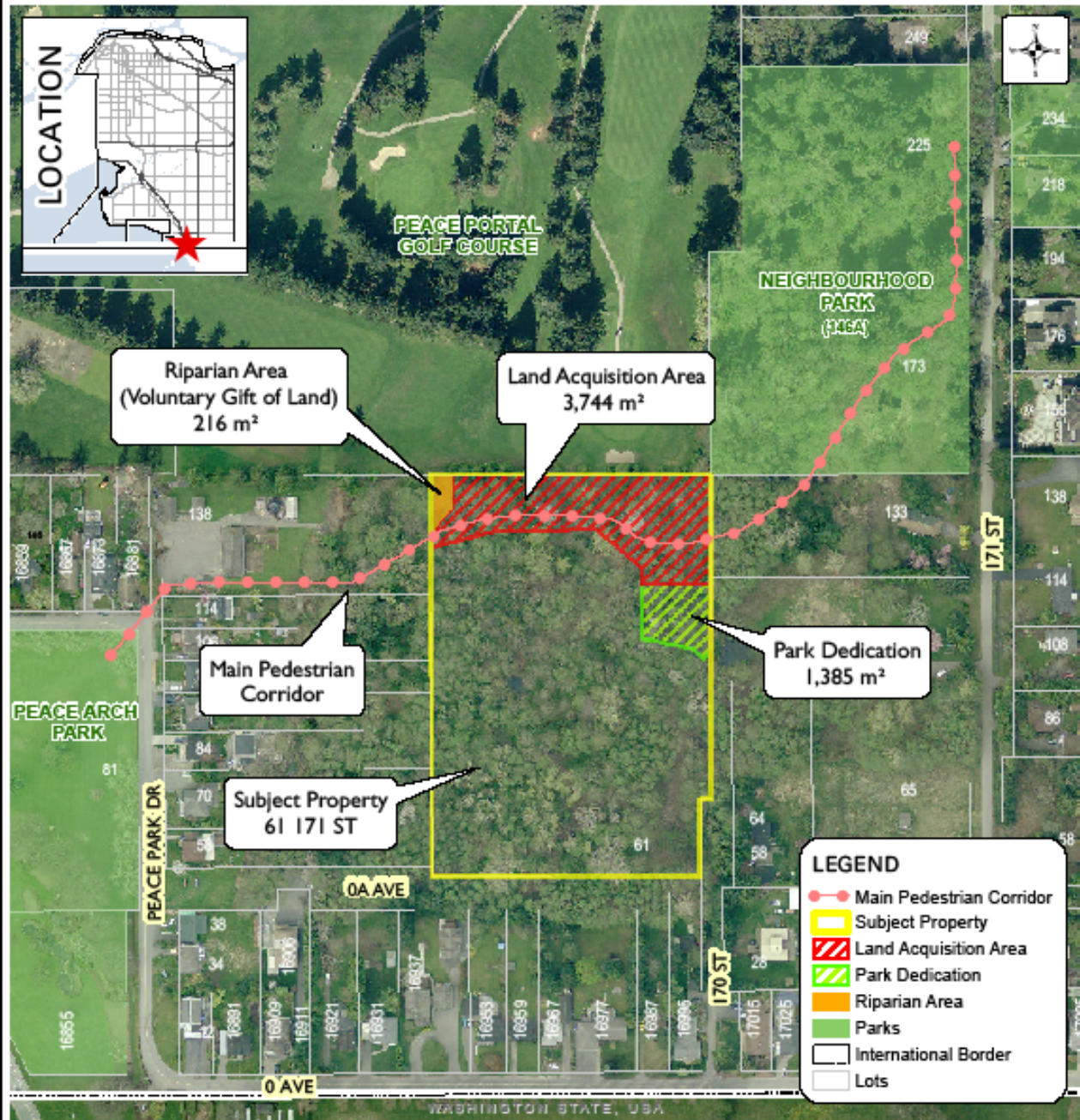
Vincent Lalonde, P.Eng.  
General Manager, Engineering

WP/mpr/brb

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Appendix I – Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: April 7, 2010, AW

Date of Aerial Photography: April 2009



Acquisition of a portion of  
61-170th Street, for Parkland  
File# 0870-20-394A

ENGINEERING  
DEPARTMENT

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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