

NO: R157

COUNCIL DATE: July 12, 2010

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 8, 2010**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation and Culture**

FILE: **0870/20-343/X**

SUBJECT: **Acquisition of Property at 16967 - 24 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 16967 - 24 Avenue (PID No. 004-458-443) for parkland.

DISCUSSION

1. **Property Location: 16967 – 24 Avenue**

The property at 16967 – 24 Avenue is situated in the Grandview Heights area of South Surrey. This site is partially cleared and is located in close proximity to other parcels of parkland owned by the City as illustrated on Appendix 1. The property has an area of 2.315 acres (0.94 ha) and is improved with an older single family detached dwelling.

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

The subject property is zoned RA (One Acre Residential) and designated “Suburban” in the Official Community Plan. Although the need for parkland in this area has been identified in the Grandview Heights General Land Use Plan, a Neighbourhood Concept Plan has not been developed for the area of Grandview within which the subject property is located (Area 5).

3. **Purpose of the Acquisition**

The purpose of the acquisition is to provide parkland as envisioned under the Grandview Heights General Land Use Plan.

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 parks/recreational facilities 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 community, which have been acquired on a

"willing seller" basis, to assemble lands on which to establish parks and civic facilities in the future.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner. This agreement is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before July 13, 2010. Sale completion is to take place upon registration, anticipated to occur by the end of September 2010.

5. Sustainability Considerations

Acquiring the subject property supports the broad Sustainability Charter goal of integrating nature into the City's neighbourhoods. In particular, the proposed land acquisition supports the following Sustainability Charter Scope action:

SC6 – Accessible and appropriately located services within the City including recreation, arts, culture, and customer service locations.

EN13 – Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

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

CONCLUSION

The terms of this purchase and sale agreement are considered reasonable. 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

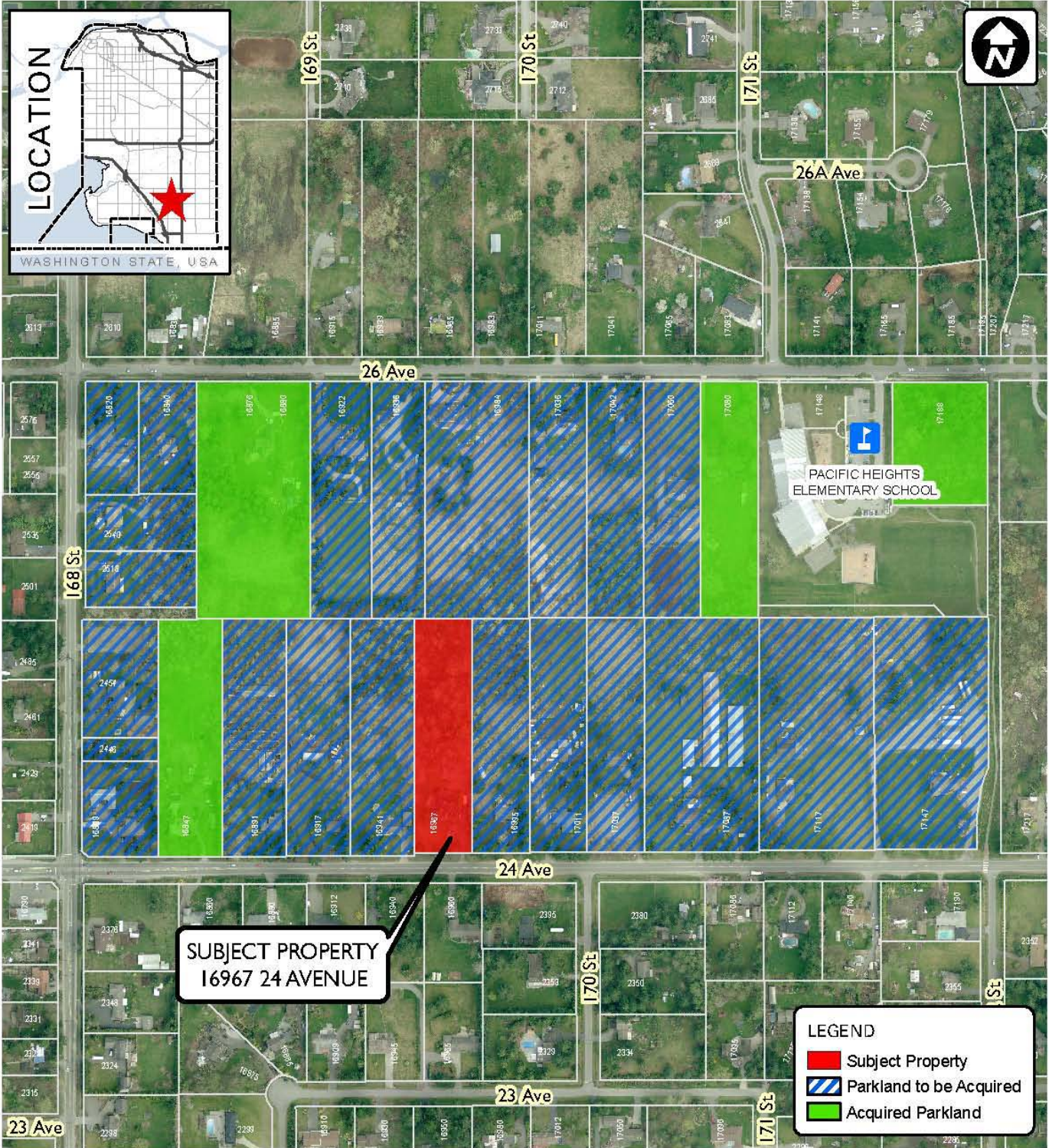
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 24, 2010, AW

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY
16967 24 AVENUE**

**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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