

NO: **R176**

COUNCIL DATE: **July 23, 2012**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 18, 2012**

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

FILE: **0870/20-438/A**

SUBJECT: **Acquisition of Property at 16272 - 24 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 16272 - 24 Avenue (PID No. 011-101-652), for parkland in accordance with the Sunnyside Heights Neighbourhood Concept Plan.

DISCUSSION

1. **Property Location: 16272 - 24 Avenue**

The property at 16272 - 24 Avenue is located in the Sunnyside Heights NCP area. A 4.98 acre portion of 16272 - 24 Avenue is required for park purposes. The property is illustrated on Appendix I attached to this report.

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

The property is zoned RA (One Acre Residential) and is designated "Suburban" in the Official Community Plan. The Highest and Best Use for this property would be redevelopment in alignment with the land uses and densities as stipulated in the Sunnyside Heights NCP.

3. **Purpose of the Acquisition**

The Sunnyside Heights NCP identifies the need for a neighbourhood scale park in this area. The acquisition proposed by this report will protect a mature stand of Douglas Fir trees located on the property that is a landmark in the neighbourhood. This park will serve the residents of Grandview as a walkable destination for passive recreation opportunities, including a playground and picnicking.

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 24, 2012. Sale completion is to take place upon registration of the subdivision in the Land Title Office.

5. Funding for Purchase

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

6. Sustainability Considerations

Acquiring the subject property supports the objectives of the City's Sustainability Charter. In particular, the proposed land acquisition supports the following Charter scope action items:

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

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

CONCLUSION

The terms of the purchase and sale agreement to the subject property are considered reasonable. This acquisition will assist in providing park/open space as anticipated by the Sunnyside Heights NCP.

Laurie Cavan
General Manager
Parks, Recreation & Culture

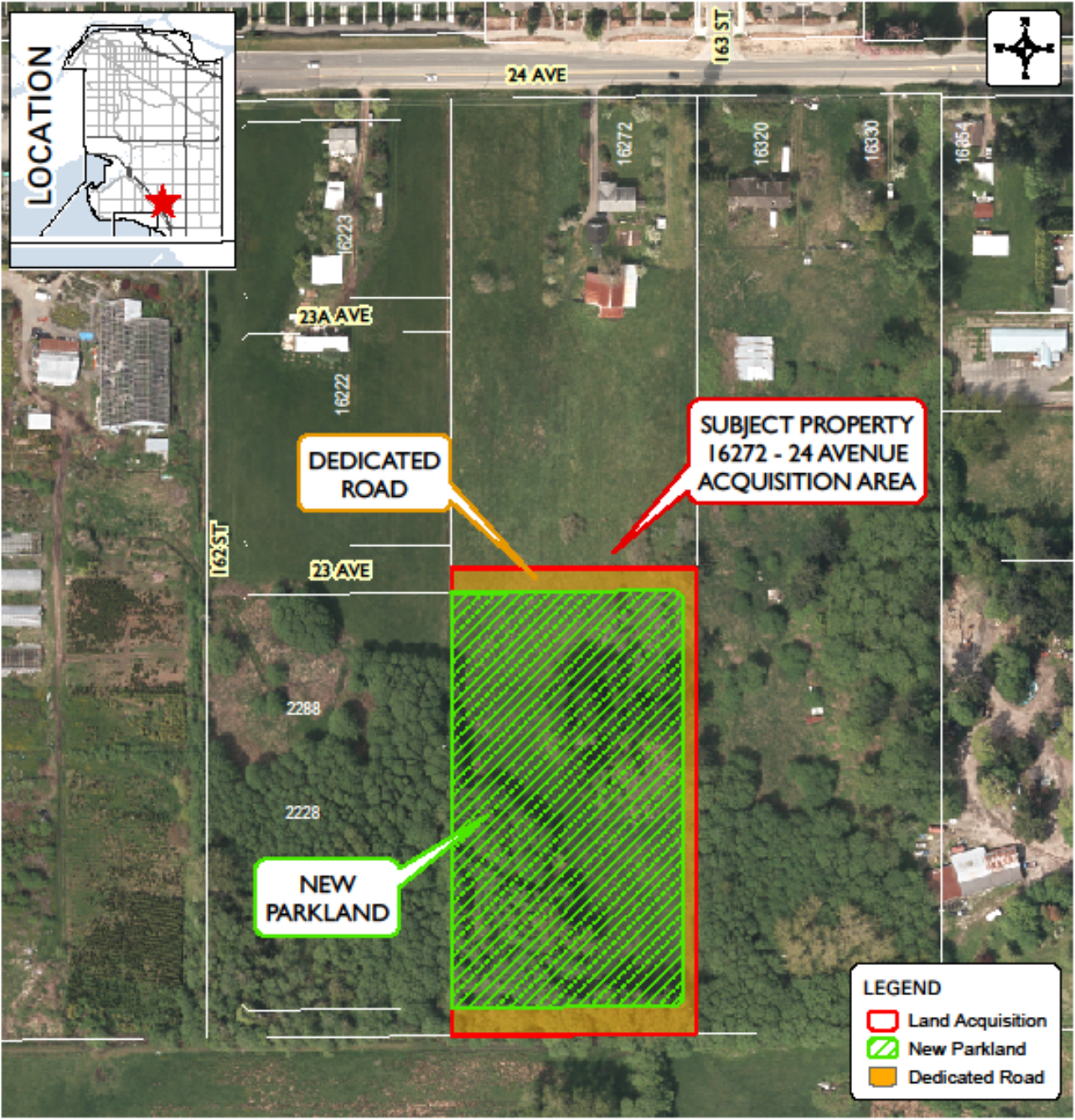
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 25, 2012, AW8

Date of Aerial Photography: April 2011



**SUBJECT PROPERTY
16272 - 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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