

NO: **R031**

COUNCIL DATE: **February 18, 2013**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **February 13, 2013**

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

FILE: **o870/20-473/A**

SUBJECT: **Acquisition of Property at 16390 - 64 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase as parkland of a portion of the property at 16390 - 64 Avenue (PID No. 007-907-541) illustrated as Lot 2 on Appendix I attached to this report all in accordance with the West Cloverdale North Neighbourhood Concept Plan.

DISCUSSION

1. **Property Location: 16390 - 64 Avenue**

The property at 16390 - 64 Avenue is located in the West Cloverdale North NCP area and is the subject of Development Application No. 7907-0115-00. A 5,059 m² (54,454 ft.²) portion of the subject property illustrated as Lot 2 on the aerial photograph attached as Appendix I to this report is being acquired for park purposes. An additional 10.932 acres of parkland is being dedicated from this development as a condition of approval of the subject development application. The net developable area of the subject property is 7.985 acres and is illustrated as Lot 1 on Appendix I.

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

The subject property (Lot 2) is zoned A-1 (Agricultural) and is designated "Suburban" in the Official Community Plan. The Highest and Best Use for the proposed Lot 2 portion of the subject property is redevelopment as a residential subdivision at two units per acre.

3. **Purpose of the Acquisition**

The parkland at this location is being acquired to create a significant community park as envisioned in the West Cloverdale North NCP. This park will protect a large forested area located south of the historic Bose Farm, an important heritage feature in Surrey. Protection

of this forested area will ensure that when the subject property is viewed from the west along 64 Avenue, the protected forest area will form a significant part of the hillside landscape.

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 staff appraiser. The agreement is subject to City Council approval on or before February 19, 2013. Sale completion is to take place upon registration of the subdivision in the Land Title Office.

5. Sustainability Considerations

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

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

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 Program.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space as anticipated by the West Cloverdale North NCP.

Laurie Cavan
General Manager
Parks, Recreation & Culture

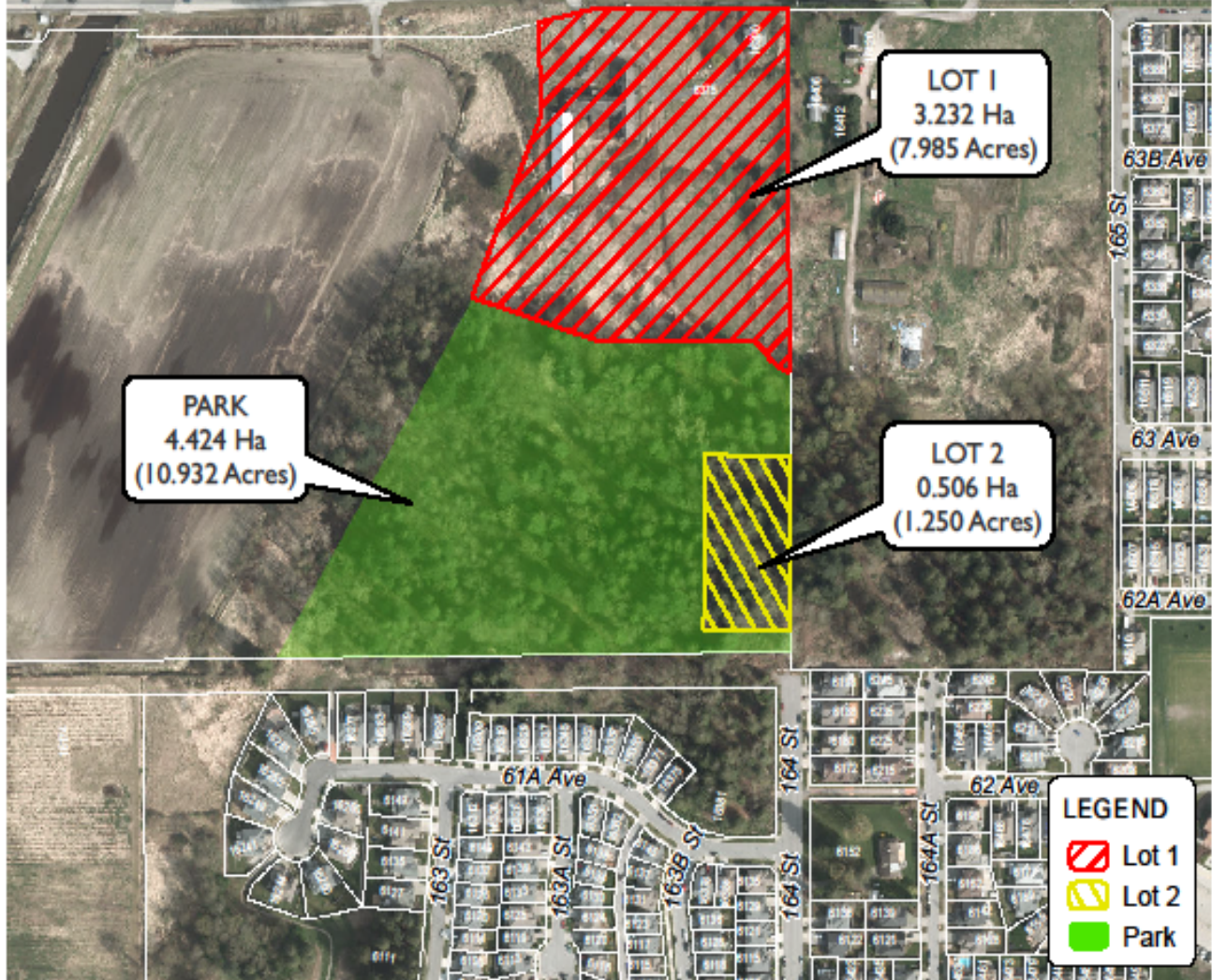
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



LEGEND

-  Lot 1
-  Lot 2
-  Park

Produced by GIS Section: January-29-13, aw8

Date of Aerial Photography: April 2012



SUBJECT PROPERTY
16390 - 64 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.

Source: GIS\MAPPING\GISMap\Corporate\Report\Realty\AW-1 6390-64-Ave-AP.mxd