

NO: **R061**

COUNCIL DATE: **April 8, 2013**

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **March 25, 2013**

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

FILE: **o870/20-475/A**

SUBJECT: **Acquisition of Property at 6501 - 140 Street for Parkland**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 6501 - 140 Street (PID No. 011-361-697) for parkland in accordance with the South Newton Neighbourhood Concept Plan.

## DISCUSSION

### 1. **Property Location: 6501 - 140 Street**

The property at 6501 - 140 Street is located in the South Newton Neighbourhood Concept Plan area and is the subject of Development Application No. 7912-0018. An 8,154 m<sup>2</sup> (87,769 ft.<sup>2</sup> or 2 acres) riparian area, which includes the riparian setback area measuring 15 metres from the top-of-bank, within this property is being conveyed to the City for conservation purposes. A 2,540 m<sup>2</sup> (27,341 ft.<sup>2</sup>) area within the subject property is required for park purposes, which is labelled as Lot 17 on Appendix I attached to this report. An additional area of 461.55 m<sup>2</sup> (4,962 ft.<sup>2</sup>) is being secured by way of park dedication (5% of the area of the site) as a condition of approval of the related subdivision application.

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

The subject property is zoned RA (One Acre Residential) and is designated "Urban" in the Official Community Plan. The Highest and Best Use for this property is subdivision into RF-12 lots on those portions of the property not required for riparian protection.

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

Hyland Creek Park is an existing, busy neighbourhood-scale park in the rapidly growing South Newton neighbourhood. The property that is being recommended for acquisition represents the final acquisition necessary to complete this park.

### 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 April 9, 2013. Sale completion is to take place upon registration of the subdivision in the Land Title Office.

## 5. Sustainability Considerations

Acquiring the subject property for park purposes supports the objectives of the City's Sustainability Charter. In particular, it supports the following Sustainability Charter Scope action:

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 contemplated in the South Newton Neighbourhood Concept Plan.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

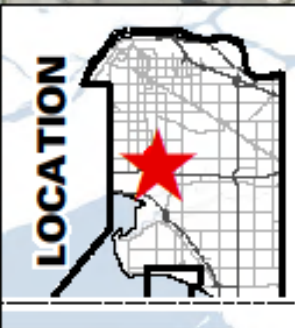
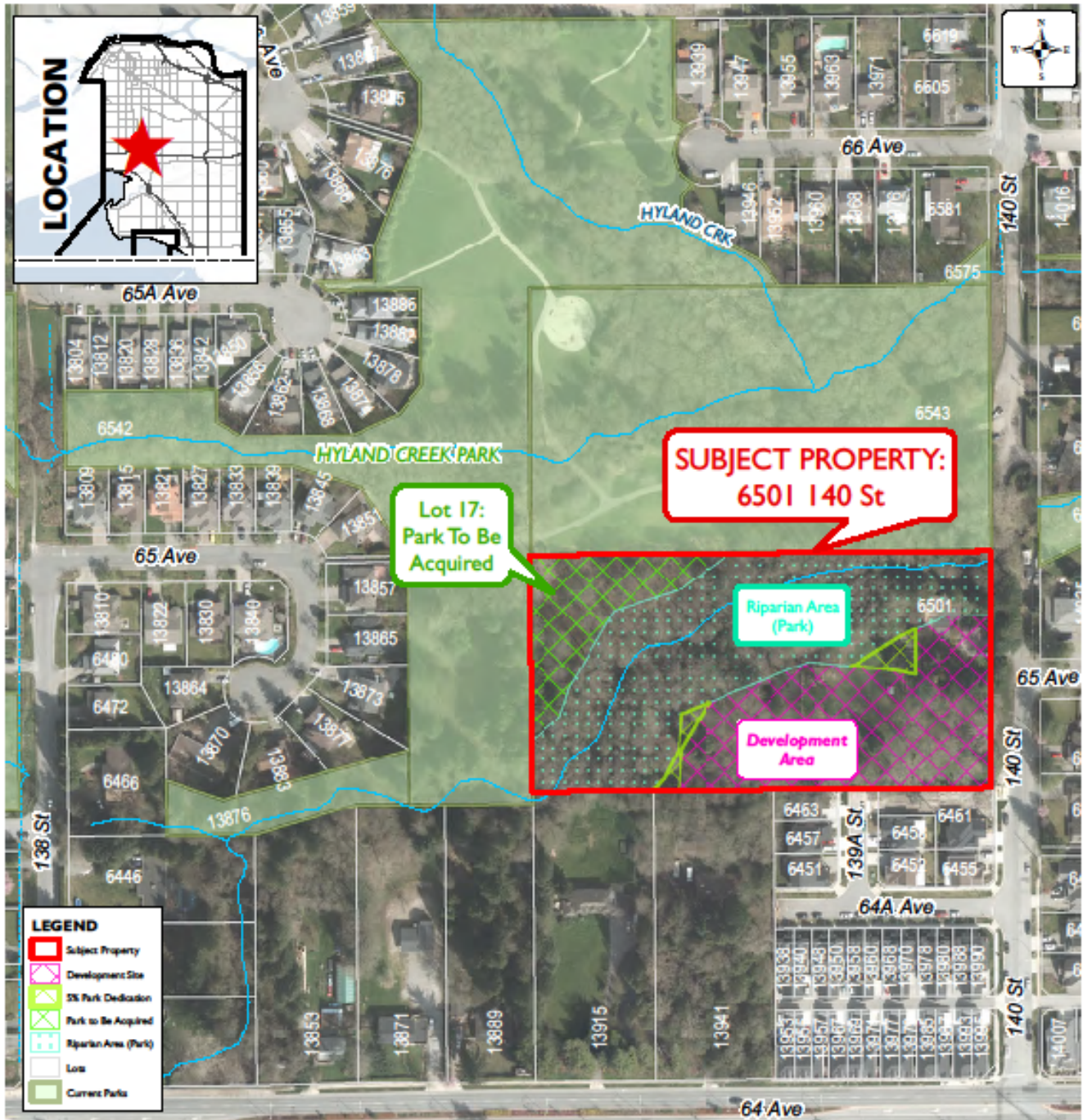
Vincent Lalonde, P.Eng.  
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY:**  
6501 140 St

**Lot 17:**  
Park To Be  
Acquired

Riparian Area  
(Park)

Development  
Area

**LEGEND**

	Subject Property
	Development Site
	XX Park Dedication
	Park to be Acquired
	Riparian Area (Park)
	Lots
	Current Parks

Produced by GIS Section: 19-Mar-2013, C6S

Date of Aerial Photography: April 2012



Subject Property:  
6501 140 St  
FILE: 0870-20/475/A

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.  
For sales, legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Map4\Corporate\reports\city\CS-6501\_140StAP.mxd