

NO: **R129**

COUNCIL DATE: **July 8, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 4, 2013**

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

FILE: **0970-20/279**

SUBJECT: **Acquisition of Property at 19459 Colebrook Road for Parkland**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 19459 Colebrook Road (PID No. 006-050-735) for parkland.

## DISCUSSION

### 1. **Property Location: 19459 Colebrook Road**

The property at 19459 Colebrook Road (the "Property"), which is illustrated on Appendix I attached to this report, has an area of 0.749 ha (1.85 acres) and is immediately adjacent to Hi-Knoll Park.

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

The Property is zoned A-1 (General Agriculture) Zone and is designated "Agricultural" in the Official Community Plan. It is located within the Agricultural Land Reserve. The Highest and Best Use for the Property would be as a lot for a single family dwelling.

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

The Property is being acquired to improve the functionality of Hi-Knoll Park including more opportunities for natural area trails and scenic views of the Nicomekl River. The acquisition will also enhance the role of Hi-Knoll Park in the context of habitat protection as the property has mature trees and riparian areas as well as old field habitat.

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

A purchase and sale agreement has been negotiated with and accepted by the owner of the Property. The agreement was supported by an appraisal completed by an accredited staff appraiser. This agreement is subject to City Council approval on or before July 12, 2013.

Sale completion will take place upon registration of transfer documentation in the Land Title Office.

**5. Sustainability Considerations**

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

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 these acquisitions 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 parkland in the community of Cloverdale which is experiencing rapid growth. The new parkland will enhance habitat protection while also providing opportunities for residents to enjoy walking and viewing wildlife in Hi-Knoll Park.

Laurie Cavan  
General Manager  
Parks, Recreation and Culture

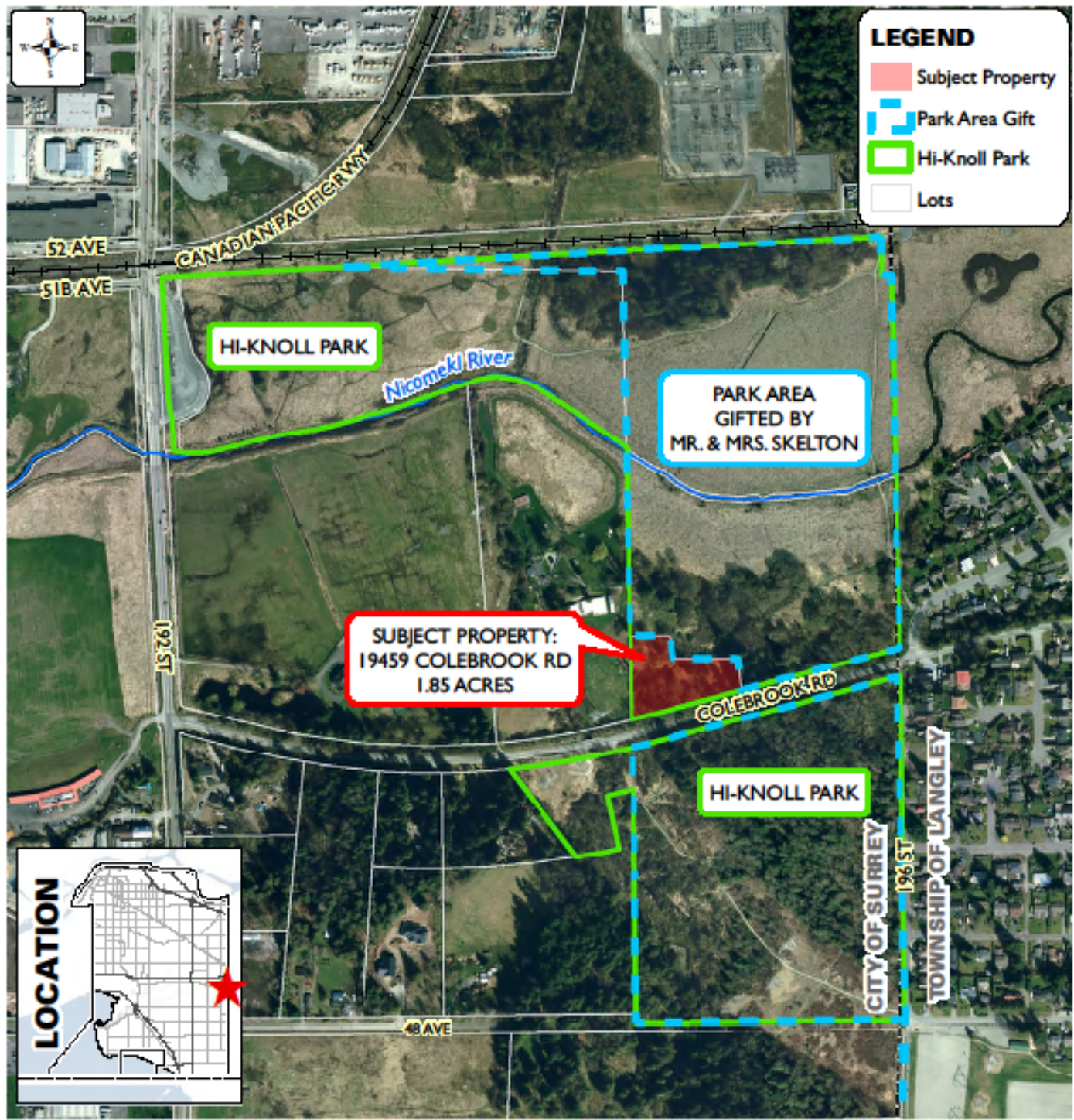
Vincent Lalonde, P.Eng.  
General Manager, Engineering

KSW/ce

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Appendix I: Aerial Photograph of Lot at 19459 Colebrook Road

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY:  
19459 COLEBROOK ROAD**

**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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