

NO: **R145**

COUNCIL DATE: **July 22, 2013**

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 17, 2013**

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

FILE: **0870-20/473/B**

SUBJECT: **Acquisition of Property at 16420 – 64 Avenue 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 16420 – 64 Avenue (PID: 007-606-591), as described in this report, for parkland in the West Cloverdale North Neighbourhood.

## DISCUSSION

### 1. **Property Location: 16420 – 64 Avenue**

The property at 16420 – 64 Avenue is located in the West Cloverdale North NCP and is the subject of Development Application Number 7911-0330-00. A 7,551 m<sup>2</sup> (1.87 acres) portion of the subject property has been identified for park purposes, which is shown on Appendix I and labelled as Lot 45 on Appendix II, both of which are attached to this report. An additional area of 3,885 m<sup>2</sup> (0.96 acres) 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. Therefore, the entire park component of this particular 19.23 acre development site will be 2.83 acres.

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

The subject property is zoned A-1 (Agricultural) and is designated “Suburban” in the Official Community Plan. The Highest and Best Use for this property is for single family and multi-family residential land uses, as illustrated on the plan attached to this report as Appendix II.

### 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. The land proposed to be acquired will protect a forested area that is an extension of the forested area on parkland to the west that was recently acquired by the City as part of a development application approval process.

The subject acquisition together with the parkland dedication and the parkland that was recently acquired to the immediate west will result in a total parkland area of 15 acres.

**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 July 23, 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 actions:

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 II: Preliminary Lot Layout

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 10-Jul-2013, aw8

Date of Aerial Photography: March 30, 2013



**SUBJECT PROPERTY  
16420 - 64 AVENUE**

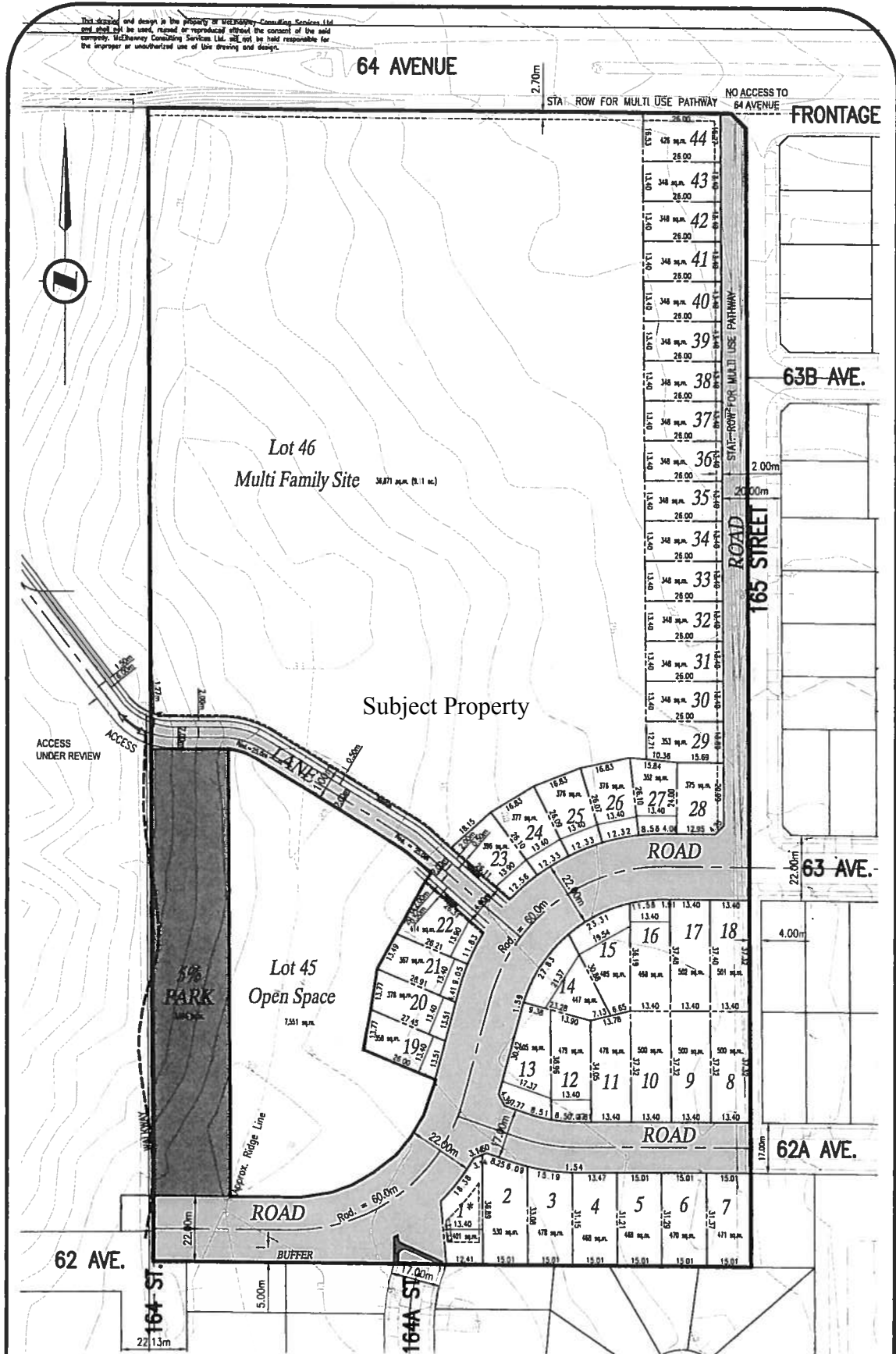
**ENGINEERING  
DEPARTMENT**

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

Source: G:\MAPPING\GIS\MapofCorporateReport\Realty\AW-16420-64AVE-AP.mxd

# APPENDIX II

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
  - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
  - NOT TO BE USED FOR LEGAL TRANSACTIONS.
  - TREE RETENTION TO BE REVIEWED BY ARBORIST WITH PRELIMINARY LOT GRADING.

TOTAL AREA APPROX. 77,830 sq.m. (19.23 ac.)  
 SINGLE FAMILY AREA APPROX. 25,163 sq.m. (6.22 ac.)  
 OPEN SPACE SHOWN 11,445 sq.m.

LAYOUT ASSUMES 249 TOWNHOUSE UNITS  
 AND 44 RF-12 ZONED SINGLE FAMILY LOTS;  
 MINIMUM 320 sq.m. 13.4m wide 22.0m deep.  
 \*VARIANCES MAY BE REQUIRED FOR LOT 1.

## OPTION F

Scale: 1:1250  
 Date: May 8, 2013  
 Job No.: 2111-02840-0

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