

NO: 209

COUNCIL DATE: October 28, 2013

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## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **October 23, 2013**

FROM: **General Manager, Engineering** FILE: **o870/20-492A**  
**General Manager, Parks, Recreation and Culture**

SUBJECT: **Acquisition of Property at 3652 Elgin Road for Parkland**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of the property at 3652 Elgin Road (PID No. 005-588-804), which is illustrated on the map attached as Appendix I to this report.

## DISCUSSION

### 1. **Property Location: 3652 Elgin Road**

The property at 3652 Elgin Road (the "Property") is located adjacent to the Nicomekl River in South Surrey. The Property has an area of 11,350 m<sup>2</sup> (2.80 acres) and is improved with a heritage single family detached dwelling in good condition.

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

The subject property is split zoned as A-1 (General Agriculture Zone) and RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the A-1 portion of this property is the present use as an estate lot with a heritage house. The Highest and Best Use of the RA portion of this property is as a residential holding property.

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

Recreational access to the Nicomekl River is an important objective of the City of Surrey. The acquisition of this Property will provide a critical access point for residents who paddle canoes and kayaks on the Nicomekl River, allowing these residents to portage around the sea dam that currently creates a barrier to recreational boaters.

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

A purchase and sale agreement has been negotiated with and accepted by the owners of the property. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before October 29, 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; more particularly, the following 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 for the South Surrey area.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

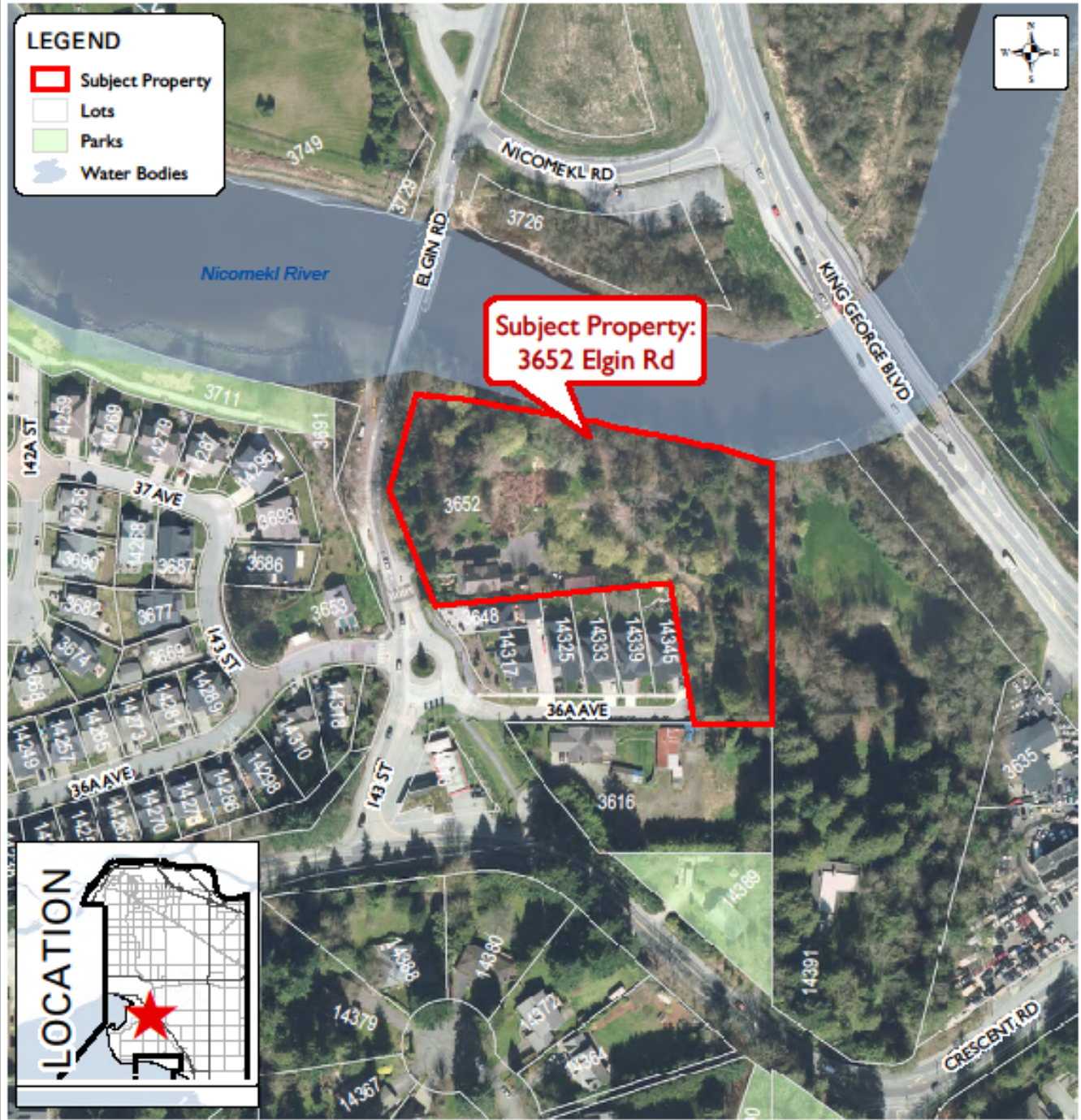
Vincent Lalonde, P.Eng.  
General Manager, Engineering

EE/amg

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Appendix I: Aerial Photograph of the Site at 3652 Elgin Road

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY:  
3652 ELGIN RD**

**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: G:\MAPPING\GIS\Map\Templates\Standard\Corporate\ReportTemplate\CS-3652-ElginRd-AP.mxd