

NO: R017

COUNCIL DATE: **FEBRUARY 3, 2014**

---

## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **January 30, 2014**  
FROM: **General Manager, Parks, Recreation and Culture** FILE: **0870-20/438A**  
**Acting General Manager, Engineering**  
SUBJECT: **Acquisition of Property at 16272 - 24 Avenue for Parkland**

---

## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 16272 - 24 Avenue (PID No. 011-101-652) for parkland in accordance with the Sunnyside Heights Neighbourhood Concept Plan, all as generally described in this report.

## DISCUSSION

### 1. **Property Location: 16272 - 24 Avenue**

The property at 16272 - 24 Avenue (The "Property") has an area of 10.00 acres and is located within the Sunnyside Heights NCP area. A 4.98 acre portion of the Property is required for park purposes. A Statutory Right-of-Way ("SRW") for sanitary sewer purposes will also be registered on the park property once the detailed design for the SRW alignment has been completed. The Property is illustrated on Appendix I attached to this report.

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

The Property is zoned RA (One Acre Residential). In accordance with the Sunnyside Heights NCP, the northerly part of the Property is designated for multi-family residential development and the southerly part is designated as "park".

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

The Sunnyside Heights NCP identifies a neighbourhood scale park in the area of the Property. The acquisition of part of the Property as proposed is consistent with the NCP and will act to protect a mature stand of oak and Douglas fir trees located on the Property, a stand of trees that is considered a landmark in the neighbourhood. The park will serve the residents of Grandview as a walkable destination for passive recreation opportunities including a playground and picnicking.

**4. Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the entity that controls the Property. This agreement is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before February 4, 2014. 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. The proposed acquisition will assist in providing park/open space as anticipated by the Sunnyside Heights NCP.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

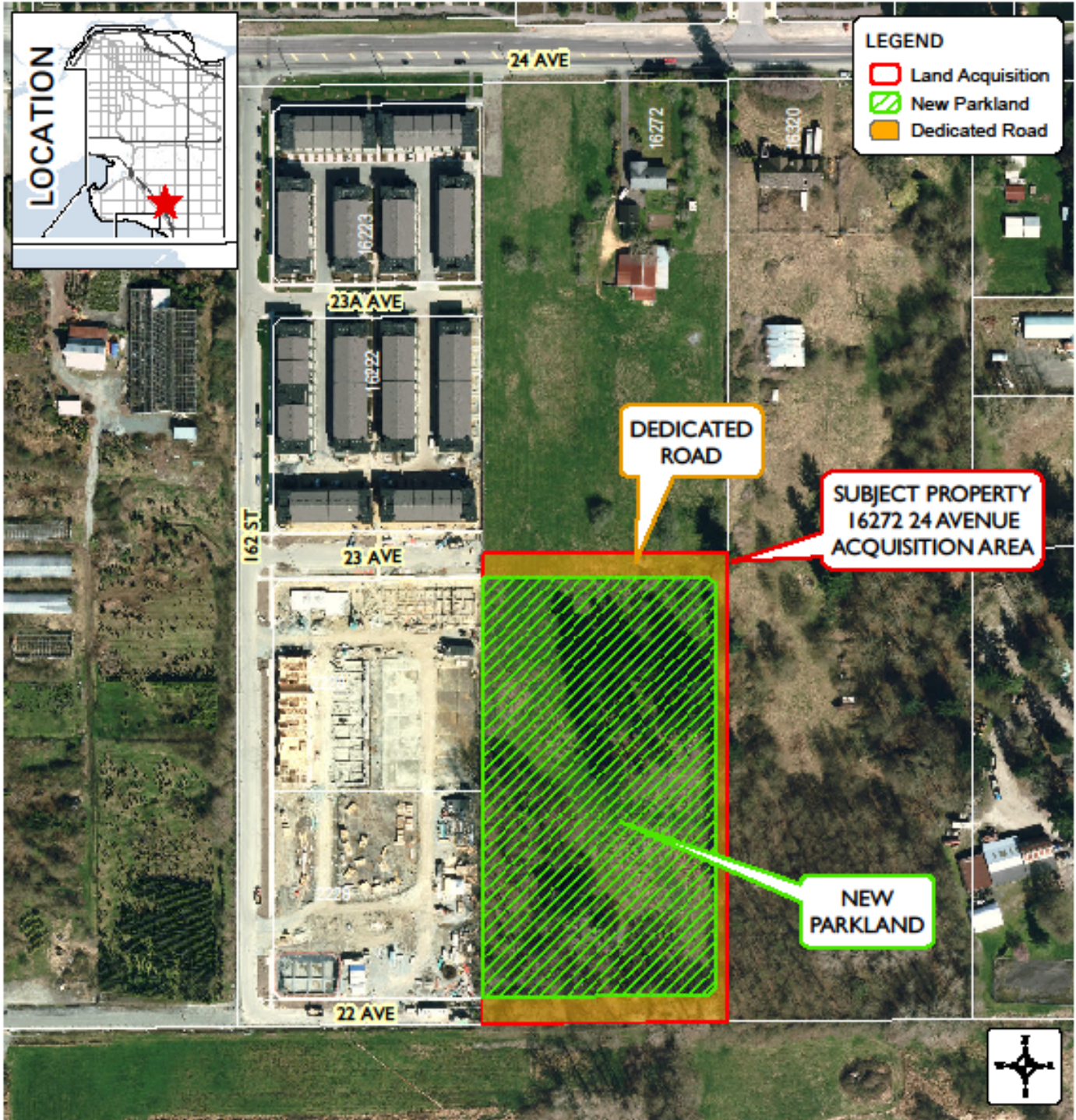
Gerry McKinnon  
Acting General Manager, Engineering

NR/amg/ras

g:\wp-docs\2014\admin\cr\01161030-nr (md)2.docx  
BRB 1/30/14 2:30 PM

Appendix I: Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 25, 2012, AWB

Date of Aerial Photography: March 2013



**SUBJECT PROPERTY  
16272 - 24 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.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Realty\AW-16272-24AVE-AP.mxd