

NO: **R028**

COUNCIL DATE: **FEBRUARY 24, 2014**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **February 17, 2014**

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

FILE: **0870-20/452A**

SUBJECT: **Acquisition of Property at 2955 - 160 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of the property at 2955 - 160 Street (PID No. 006-322-425), which is illustrated on Appendix I attached to this report.

DISCUSSION

1. **Property Location: 2955 - 160 Street**

The property at 2955 - 160 Street (the "Property") is located within the North Grandview Heights Land Use Plan. The Property has an area of 4,919 m² (1.21 acres) and is improved with a single family detached dwelling.

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

The subject property is zoned as RA (One Acre Residential) and designated Suburban in the Official Community Plan. The Highest and Best Use of the property is the existing use, as a large residential home site.

3. **Purpose of the Acquisition**

This Property, together with adjacent land being secured as part of development application 7911-0269-00 (currently at the Preliminary Layout Approval stage) as identified on the attached Appendix I, will form a neighbourhood park and riparian area in the North Grandview Heights area of South Surrey. The proposed Land Use Concept for this application is identified on Appendix II attached to this report.

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 February 25, 2014. 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 purchase 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 for the South Surrey area.

Laurie Cavan
General Manager
Parks, Recreation & Culture

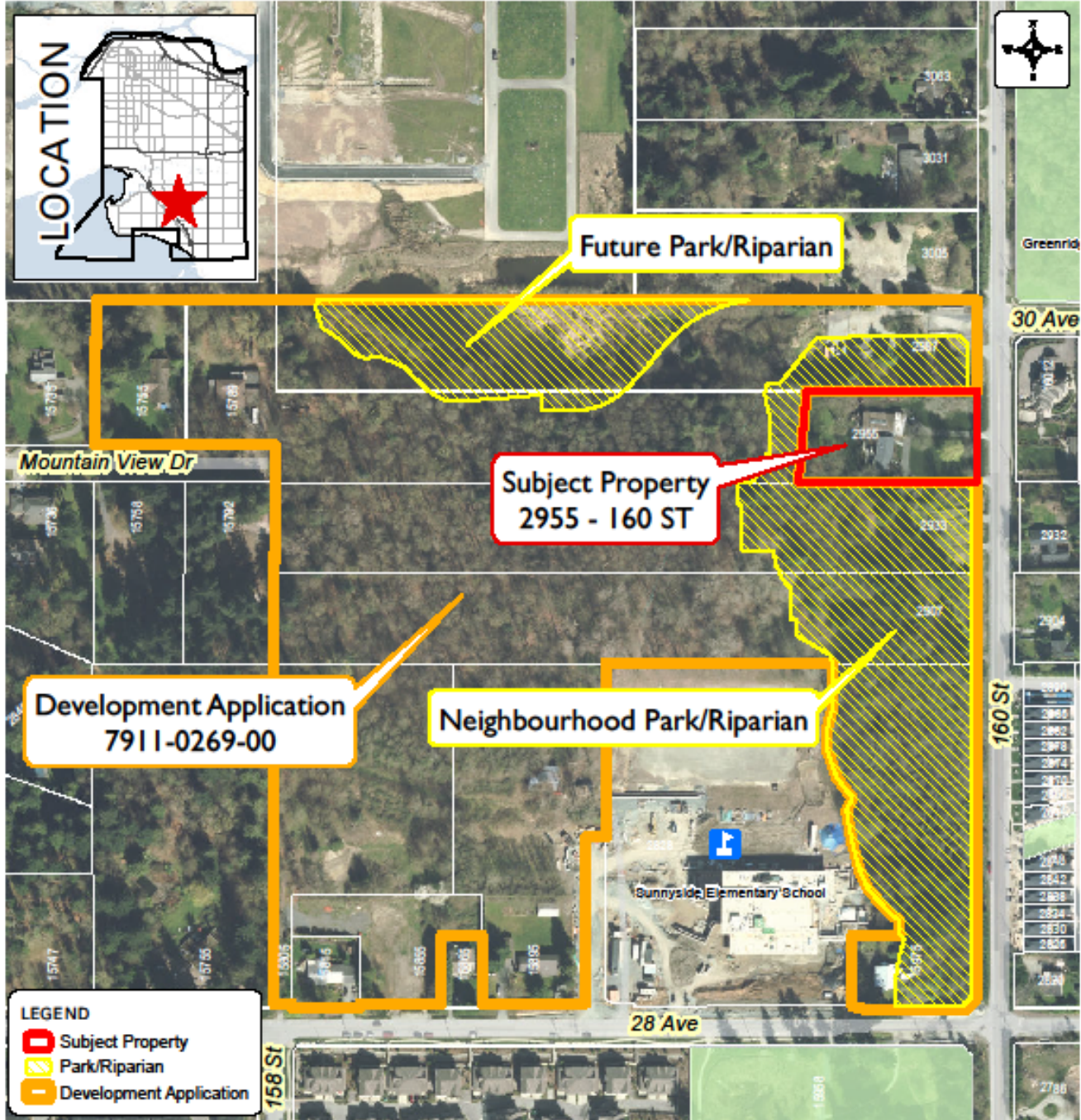
Gerry McKinnon
Acting General Manager
Engineering

EE/amg

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Appendix I: Aerial Photograph of Site
Appendix II: Proposed Land Use Concept

APPENDIX I AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Park/Riparian
- Development Application

Produced by GIS Section: 14-Feb-2014, JJR

Date of Aerial Photography: March 30, 2013



**SUBJECT PROPERTY
2955 - 160 STREET**

**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.

Source:

Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. W:\file-srv\w2\eng\ENGINEERING\GIS\Map\Corporate\file\file by 2955_160 St_Development_v2.mxd










APPENDIX II

Cressey (Grandview) Development LLP

North Grandview Heights
Development Application

28th Ave / 160th St., Surrey

PROPOSED LAND USE CONCEPT

-  Single Family Residential (small lot)
-  Townhouse
-  Neighbourhood Park
 - unencumbered park area = 2020m²
 - encumbered park area = 3741m² (excl. ponds & environmental area)
 - TOTAL Park Area = 5761m²
-  Environmental Area
-  Windfirm Expansion Area
-  Sidewalk
-  Multi-Use Path
-  Watercourse Top-of-Bank (surveyed)
-  Site Boundary

Site Area: 13.1 ha / 32.3 ac

Single Family - 79 lots

Townhouses - 210 units

289 housing units

- This plan is conceptual only and may change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments.
 - Legal and topographical survey.
 - Tree survey and assessment.
 - Park dedication requirements or cash in lieu of.
 - School site acquisition requirements and/or charges.
 - Storm water detention requirements.
 - Road dedication requirements.
 - Environmentally sensitive areas and setback requirements.
 - Building locations.
 - Right-of-way and/or easement requirements.

Map

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