

NO: **RO70**

COUNCIL DATE: **APRIL 28, 2014**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 17, 2014**

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

FILE: **0870-20/500A**

SUBJECT: **Acquisition of Property at 14718 Winter Crescent**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of the property at 14718 Winter Crescent (PID No. 010-275-851), as illustrated on Appendix I attached to this report.

DISCUSSION

1. **Property Location: 14718 Winter Crescent**

The property at 14718 Winter Crescent (the "Property") is located in South Surrey. The Property has an area of 21,619 ft.² (.50 acre) and is improved with a single family dwelling.

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

The subject property is zoned as A-1 (General Agriculture) and designated Urban 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**

The acquisition of this Property is a partnership between the Parks, Recreation and Culture Department and the Engineering Department. The property will be managed as natural area parkland, is a valuable addition of riparian area that protects Anderson Creek and will assist in meeting the objectives of the Biodiversity Conservation Strategy. The Engineering Department will have improved access to Anderson Creek to manage the watercourse and ensure bank stability.

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 April 29, 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 through:

Environmental Specific Goal 1 – Create a balance between the needs of Surrey's human population and the protection of terrestrial ecosystems, considering: (a) interconnecting Surrey through wildlife corridors, parks and natural areas; and (b) protecting to the extent possible, existing urban forests and natural coverage, protecting trees and maximizing the city's tree canopy.

Environmental Specific Goal 2 – Protect Surrey's ground water and aquatic ecosystems for current and future generations, considering: (d) creeks, streams and river systems; and (f) natural riparian systems.

6. Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition Program and from the Drainage Utility.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in completing an important greenbelt linkage of the Anderson Creek habitat corridor, north and south of Winter Crescent.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Gerry McKinnon
Acting General Manager
Engineering

OC/EE/amg/ras

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Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 2, 2012, AW8

Date of Aerial Photography: April 2011



SUBJECT PROPERTY:
14718 Winter Crescent

**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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