

NO: **R078**

COUNCIL DATE: **MAY 12, 2014**

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## REGULAR COUNCIL

TO: **Mayor and Council** DATE: **April 28, 2014**

FROM: **Acting General Manager, Engineering** FILE: **0870-20/498A**  
**General Manager, Parks, Recreation and Culture**

SUBJECT: **Acquisition of Property at 2987 - 160 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of a portion of the property at 2987 - 160 Street (PID No. 013-216-457), which is illustrated on Appendix I attached to this report.

## DISCUSSION

### 1. **Property Location: 2987 - 160 Street**

The property at 2987 - 160 Street (the "Property") is located within the North Grandview Heights Land Use Plan and is the subject of Development Application No. 7911-0269 which was approved by City Council on March 11, 2013. The associated Preliminary Layout Approval was issued for this development application on October 26, 2013. A 0.474 acre (20,647 ft.<sup>2</sup>) portion of the subject property illustrated as Parcel A on the aerial photograph attached as Appendix I to this report is being acquired for park purposes. An additional 0.50 acre (21,780 ft.<sup>2</sup>) is being dedicated as Park (Parcel B) from this development as a condition of approval of the subject development application.

A 6.52 acre (284,167 ft.<sup>2</sup>) riparian area (shown as Parcel C on Appendix I) is also being conveyed to the City for conservation purposes. Additionally, the Community Detention Pond is being conveyed to the City as a condition of approval of the subject development application.

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

The subject property is zoned RA (One Acre Residential) and is designated "Suburban" in the Official Community Plan. The Highest and Best Use of the subject property is redevelopment as a residential subdivision at assembly with adjacent land for a comprehensive residential small-lot and townhouse development.

**3. Purpose of the Acquisition**

The parkland acquisition will provide a neighbourhood park as identified in the North Grandview Heights Land Use Plan. The park will provide passive park amenities including small playground and lawn areas for residents in the neighbourhood.

**4. Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owner 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 May 13, 2014. Sale completion will take place upon registration of the subdivision 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 in South Surrey area

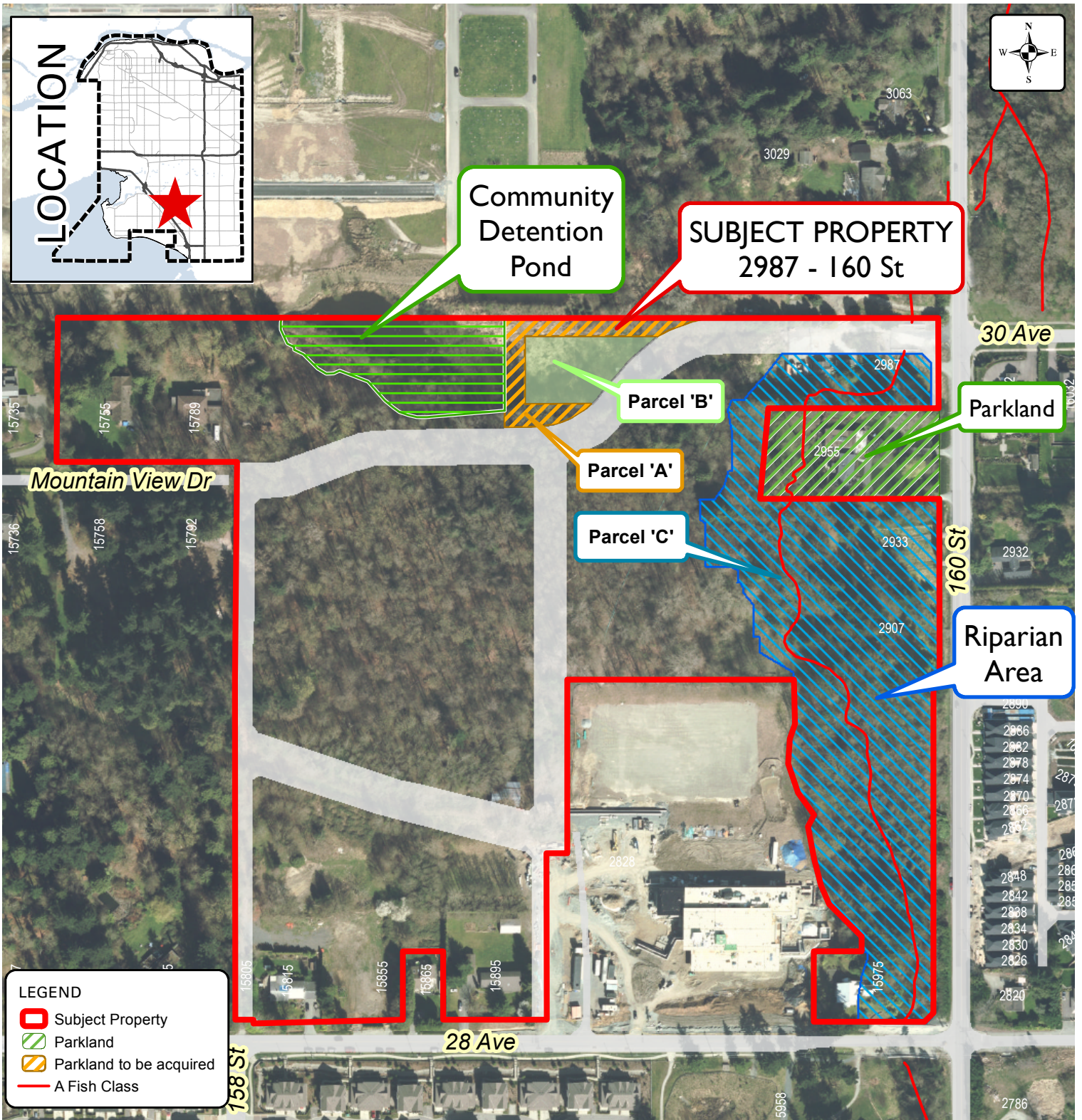
Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Gerry McKinnon  
Acting General Manager  
Engineering

NR/EE/amg/ras

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Apr-2014, JJR



**SUBJECT PROPERTY  
2987 - 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: \\file-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\2987\_160St\_DevApplication\_v2.mxd