

NO: **R079**

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: **0870-20/343B**  
**General Manager, Parks, Recreation and Culture**  
SUBJECT: **Acquisition of Property at 17087 - 24 Avenue**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland, the property at 17087 - 24 Avenue (PID No. 010-206-931), which is illustrated on Appendix I attached to this report.

## DISCUSSION

### 1. **Property Location: 17087 - 24 Avenue**

The property at 17087 - 24 Avenue (the "Property") is located in the Grandview Heights area of South Surrey and is located east of the site on which the Grandview Heights Aquatic Centre is being constructed. The Property has an area of 18,748 m<sup>2</sup> (4.63 acres) and is improved with a single family dwelling and several large barns.

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

The subject property is zoned as A-1 (General Agriculture) and designated Suburban in the Official Community Plan. The Highest and Best Use of the property is as a holding property pending redevelopment. Although the need for parkland in this area has been identified in the Grandview Heights General Land Use Plan, a Neighbourhood Concept Plan has not been developed for the area of Grandview (Area 5) within which the subject property is located.

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

The purpose of the acquisition is to provide parkland as envisioned under the Grandview Heights General Land Use Plan. The Parks, Recreation and Culture Department has determined that the acquisition of this property will assist in ensuring that the City is in a position to provide parks in the Grandview Heights area as this area redevelops in accordance with the Grandview Heights General Land Use Plan.

#### **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 May 13, 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 in South Surrey.

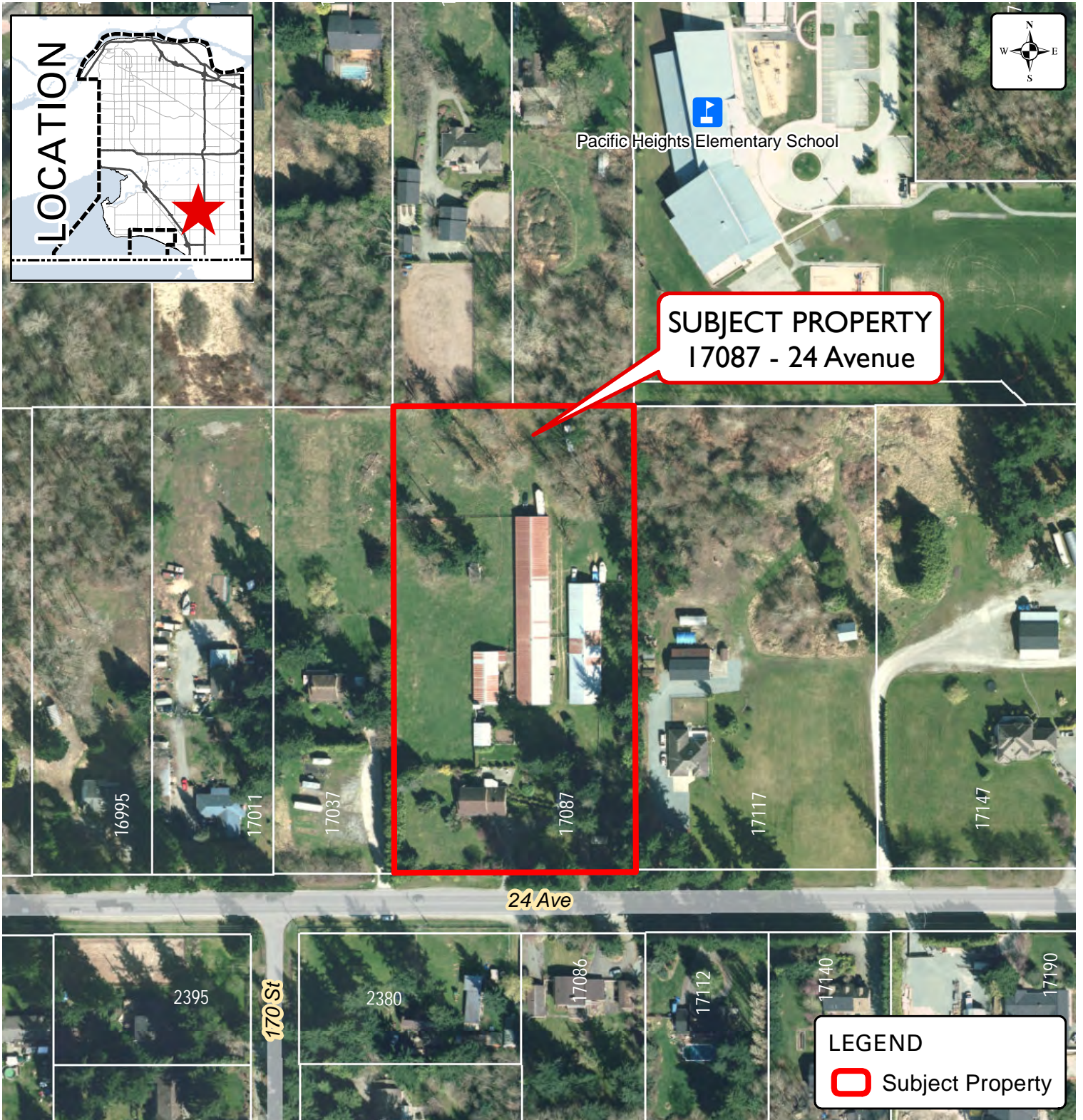
Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Gerry McKinnon  
Acting General Manager  
Engineering

OC/EE/amg/ras

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 08-Apr-2014, JJR

Date of Aerial Photography: March 30, 2013



**SUBJECT PROPERTY**  
**17087 - 24 AVENUE**

**ENGINEERING**  
**DEPARTMENT**