

NO: **R189**

COUNCIL DATE: **NOVEMBER 3, 2014**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 23, 2014**

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

FILE: **o870-20/284B**

SUBJECT: **Acquisition of Property at 16264 - 82 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of the property at 16264 - 82 Avenue (PID No. 012-703-842), which is illustrated on Appendix I attached to this report.

DISCUSSION

Property Location: 16264 - 82 Avenue

The property at 16264 82 Avenue (the "Property") was identified in the Fleetwood Town Centre Land Use Plan and acquisition of this property will complete the existing Walnut Park. The Property has an area of 9,472 m² (2.34 acres) and is improved with a single family dwelling in good condition.

Zoning, Plan Designations, and Land Uses

The subject property is zoned as RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the property is as a holding property pending redevelopment.

Purpose of the Acquisition

The purpose of the acquisition is to provide parkland as envisioned under the Fleetwood Town Centre 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 watercourse protection and passive open space in the Fleetwood area as this area redevelops in accordance with the Fleetwood Town Centre Land Use Plan.

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 November 4, 2014. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

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.

FUNDING

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 the Fleetwood Area.

Fraser Smith, P. Eng., MBA
General Manager
Engineering

Laurie Cavan
General Manager
Parks, Recreation & Culture

EE/amg/ras

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Oct-2014, EM9



**SUBJECT PROPERTY
16264 - 82 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.