

NO: R190

COUNCIL DATE: **November 3, 2014**

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **October 23, 2014**

FROM: **General Manager, Engineering** FILE: **o870-20/264B**
General Manager, Parks, Recreation and Culture

SUBJECT: **Acquisition of a portion of Property at 16411 Fraser Highway, and**
Sale of a portion of Property at 16441 Fraser Highway

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that:

1. Council approve the purchase of a 3.69 acre portion of the property at 16411 Fraser Highway (PID No.002-685-167) for parkland, as illustrated on the attached Appendix 1;
2. Council approve the sale of a 0.38 acre portion of the property at 16441 Fraser Highway (PID No. 010-901-850) which is illustrated on Appendix I attached to this report, subject to compliance with the notice provisions of sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26

DISCUSSION

Property Location: 16411 Fraser Highway

The property at 16411 Fraser Highway, typically known in the community as the “Two EE’s Market”(the “Property”) is located in the Fleetwood Town Centre Plan, west of the Surrey Sports and Leisure Complex and Bonnie Schrenk Park. A 3.69 acre portion of the Property is required for park purposes.

Property Location: 16441 Fraser Highway

The property at 16441 Fraser Highway (the “City Property”) is located in the Fleetwood Town Centre Plan directly east of the Two EE’s Market. A 0.38 acre portion of 16441 Fraser Highway is required for consolidation with the remainder of the Two EE’s Market site concurrently with the purchase of parkland by the City.

Zoning, Plan Designations, and Land Uses

Re: 16411 Fraser Highway

The Property is zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the Property to be acquired is for townhouse development as permitted under the RM-30 zone with a density range of 22 to 25 units per acre.

Re: 16441 Fraser Highway

The City Property is zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the City Property to be sold is for commercial purposes in consolidation with the Two EE's Market property.

Purpose of the Acquisition and Sale

Acquisition from 16411 Fraser Highway (the Property)

The acquisition of a portion of the Property was identified for park purposes in the Fleetwood Town Centre Plan. The future park is envisioned as the destination athletic park for the community of Fleetwood and may accommodate sports fields, parking and other park amenities, to be identified through a future public consultation process.

The property owner's family residence and the market water supply line are currently located within the area that will be purchased for parklands. To enable the continued security of the market through ongoing family presence, the property owner will be seeking to construct a new single family residence at the north/west corner of the market site. As part of this process, the intent is that the City will provide the necessary replacement servicing for the new resident and market to the property boundary.

Sale of a portion of 16441 Fraser Highway (the City Property)

The loss of greenhouse space on the portion of Property to be acquired by the City necessitated the sale of City Property to the Property owners of the market to enable greenhouse placement on a resulting site size that was deemed necessary for the continued operation of the Two EE's Market.

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 and subdivision plans 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 Town Centre Land Use Plan.

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

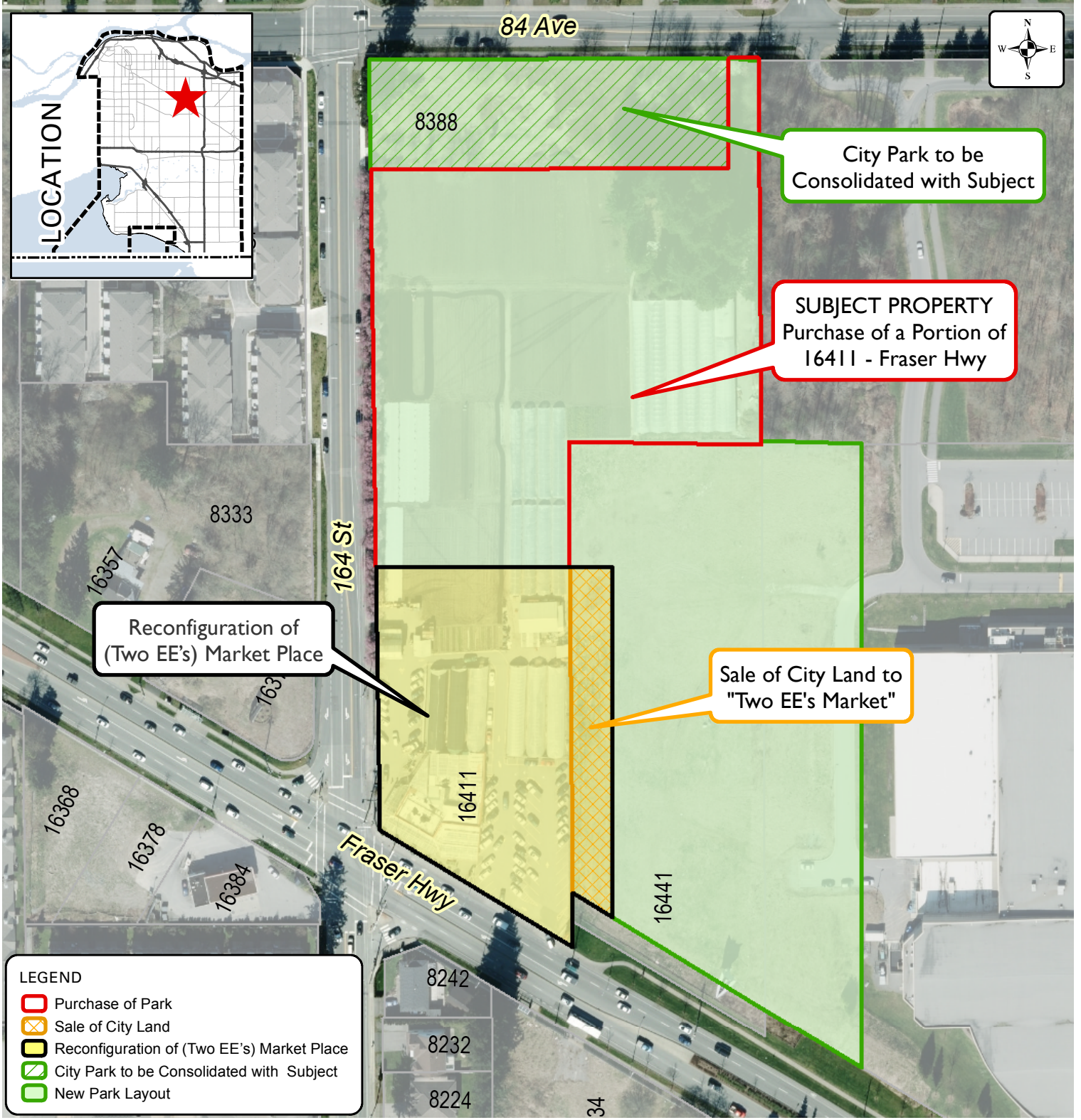
Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/ras

Appendix I - Aerial Photograph of Site

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APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 23-Oct-2014, JJR

Date of Aerial Photography: March 30, 2014



SUBJECT PROPERTY
16411 and 16441 - Fraser Hwy

**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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_16411_16441_FraserHwy_AerialSite_v3.mxd