

NO: L001

COUNCIL DATE: **FEBRUARY 23, 2015**

REGULAR COUNCIL – LAND USE

TO: **Mayor and Council**

DATE: **February 18, 2015**

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

FILE: **0870-20/511A**

SUBJECT: **Acquisition of Property at 7736 - 156 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland (habitat corridor) of a portion of the property located at 7736 - 156 Street (PID No. 000-633-054), which is illustrated on Appendix I attached to this report.

DISCUSSION

Property Location: 7736 - 156 Street

The property at 7736 - 156 Street (the “Property”) is located within the Fleetwood Enclave Neighbourhood Infill Area and is one of the three adjacent properties subject to Development Application No. 7914-0138-00. The Preliminary Layout Approval for this 46 lot residential subdivision was issued on January 8, 2015. A 1,118 m² (12,034 ft.²) portion of 7736 - 156 Street, illustrated as Lot 48 on the aerial photograph attached as Appendix I to this report, is being acquired as a habitat corridor.

An additional 0.182 Hectares (0.45 acres) is being dedicated as park from this development as a condition of approval. As well, an open space area of 2,943 m² (31,679 ft.²) shown as Lot 47 on Appendix I is being conveyed to the City pursuant to the density provisions of the CD Zone (By-law No. 18306).

Zoning, Plan Designations, and Land Uses

The subject property is designated “Urban” in the Official Community Plan and the Highest and Best Use for the proposed Lot 48, if not as a habitat corridor parcel, would be in assembly with adjacent property to the immediate south and subsequent subdivision into residential lots.

Purpose of the Acquisition

The introduction of a linear parkland (habitat) corridor within the central medial of 77 Avenue (Lot 48) will provide habitat connectivity between the forest hub in Fleetwood Park and Bear Creek, which was identified as an important biodiversity corridor within the Biodiversity Conservation Strategy.

The Fleetwood Enclave Neighbourhood Infill plan's objectives will also be achieved through the receipt of Lot 47 as additional parkland adjacent to Fleetwood Park. The expansion of Fleetwood Park will protect existing mature forest as well as enabling the establishment of a new park entrance and pathway connections within the park.

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 February 25, 2015. Sale completion will take place upon registration of the subdivision in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Biodiversity Conservation Program.

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:

- EN1: Balancing Terrestrial Habitat & Life – Interconnecting Surrey and the areas outside of Surrey through wildlife corridors, parks and natural areas.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in the Fleetwood Enclave Neighbourhood Infill Area.

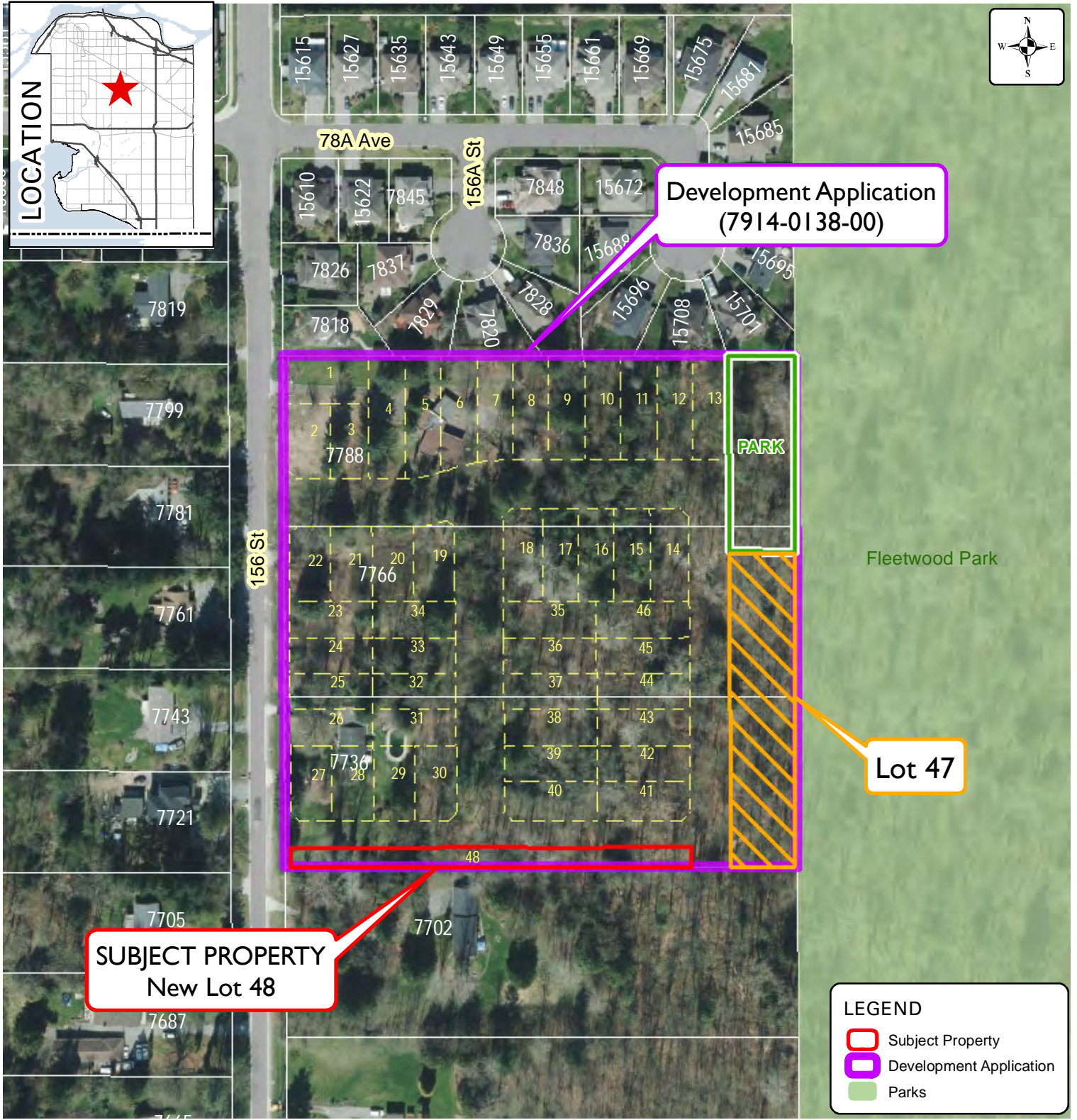
Fraser Smith, P. Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/OC/amg/clr

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



SUBJECT PROPERTY
New Lot 48

Development Application
(7914-0138-00)

Lot 47

LEGEND

- Subject Property
- Development Application
- Parks

Produced by GIS Section: 18-Feb-2015, EM9



7736 - 156 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. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.