

NO: L002

COUNCIL DATE: **FEBRUARY 23, 2015**

REGULAR COUNCIL – LAND USE

TO: **Mayor and Council** DATE: **February 18, 2015**

FROM: **General Manager, Engineering** FILE: **0870-20/249A & B**
General Manager, Parks, Recreation and Culture

SUBJECT: **Acquisition of Properties at 6075 and 6085 - 144 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase for parkland of a portion of the properties located at 6075 - 144 Street (PID No. 005-036-992) and 6085 - 144 Street (PID No. 005-037-417), which are illustrated on Appendix I attached to this report.

DISCUSSION

Property Location: 6075 and 6085 - 144 Street

The properties at 6075 and 6085 - 144 Street (the “Property”) are located within the South Newton Neighbourhood Concept Plan. A 4,204.1 m² (45,254 ft.²) portion of 6075 - 144 Street and a 3,887.9 m² (41,850 ft.²) portion of 6085 - 144 Street are illustrated on the aerial photograph attached as Appendix I to this report, is being acquired for park purposes. The related Development Application No. 7913-0092-00 received preliminary layout approval on June 20, 2014. The general development concept is illustrated on the attached Appendix II.

Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and is designated “Urban” in the Official Community Plan. The Highest and Best Use for the proposed parkland, as an alternative to park, is redevelopment as a townhouse development.

Purpose of the Acquisition

This acquisition is the first large piece of a new park in the South Newton NCP. It is being acquired as a neighbourhood park and to protect the existing trees and vegetation on site. It will complement the existing elementary school to the west by allowing for pedestrian connections to and from the school and provide opportunities for play in natural space in an urbanizing neighbourhood. The park will have an involved public consultation process prior to finalizing park design plans but will likely include a playground, walking paths and tree preservation areas, as well as open lawn areas for informal outdoor recreation activities.

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 Park Acquisition 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:

- 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.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in South Newton area

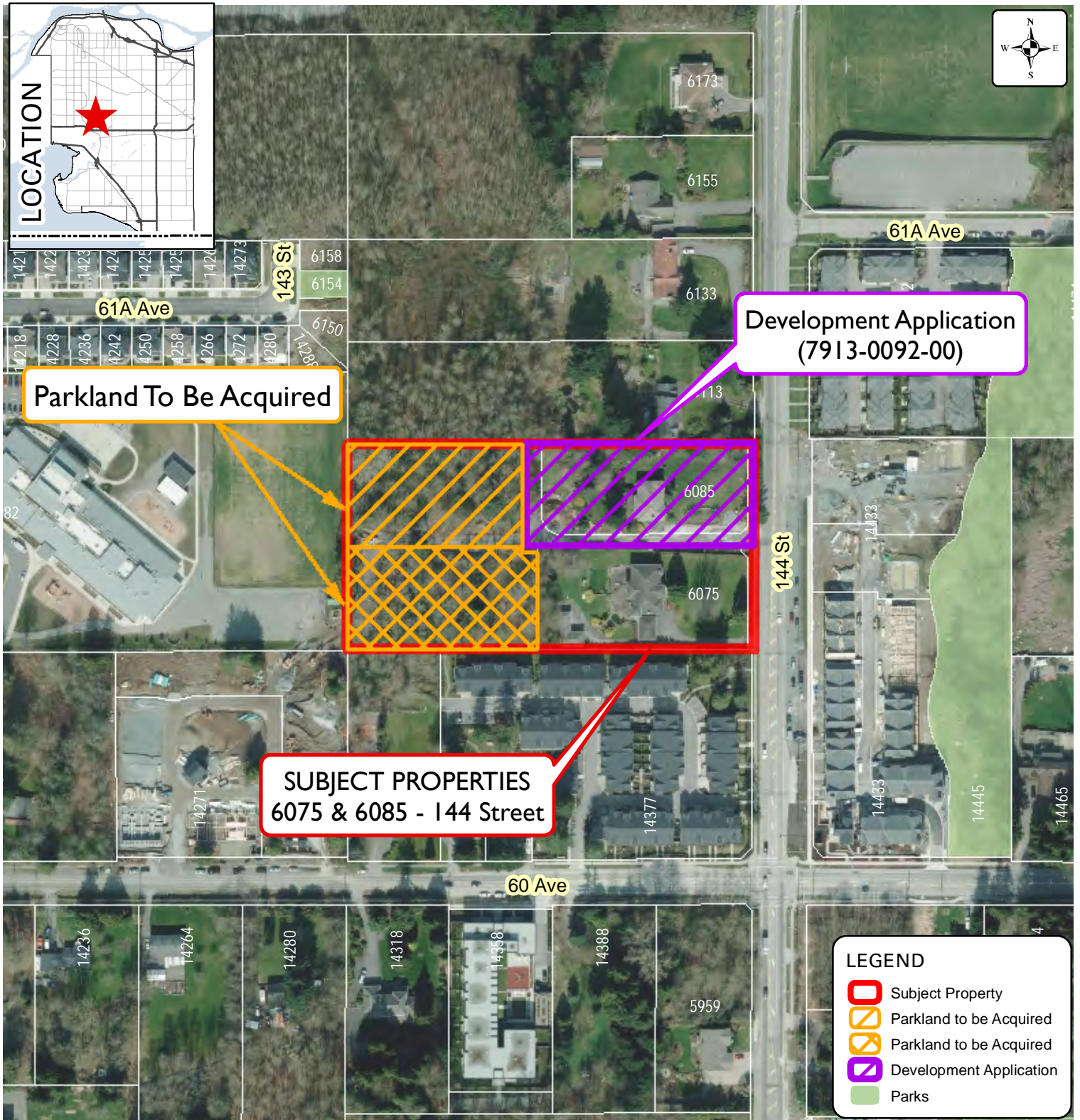
Fraser Smith, P. Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II - Development Concept Plan

APPENDIX I AERIAL PHOTOGRAPH OF SITE



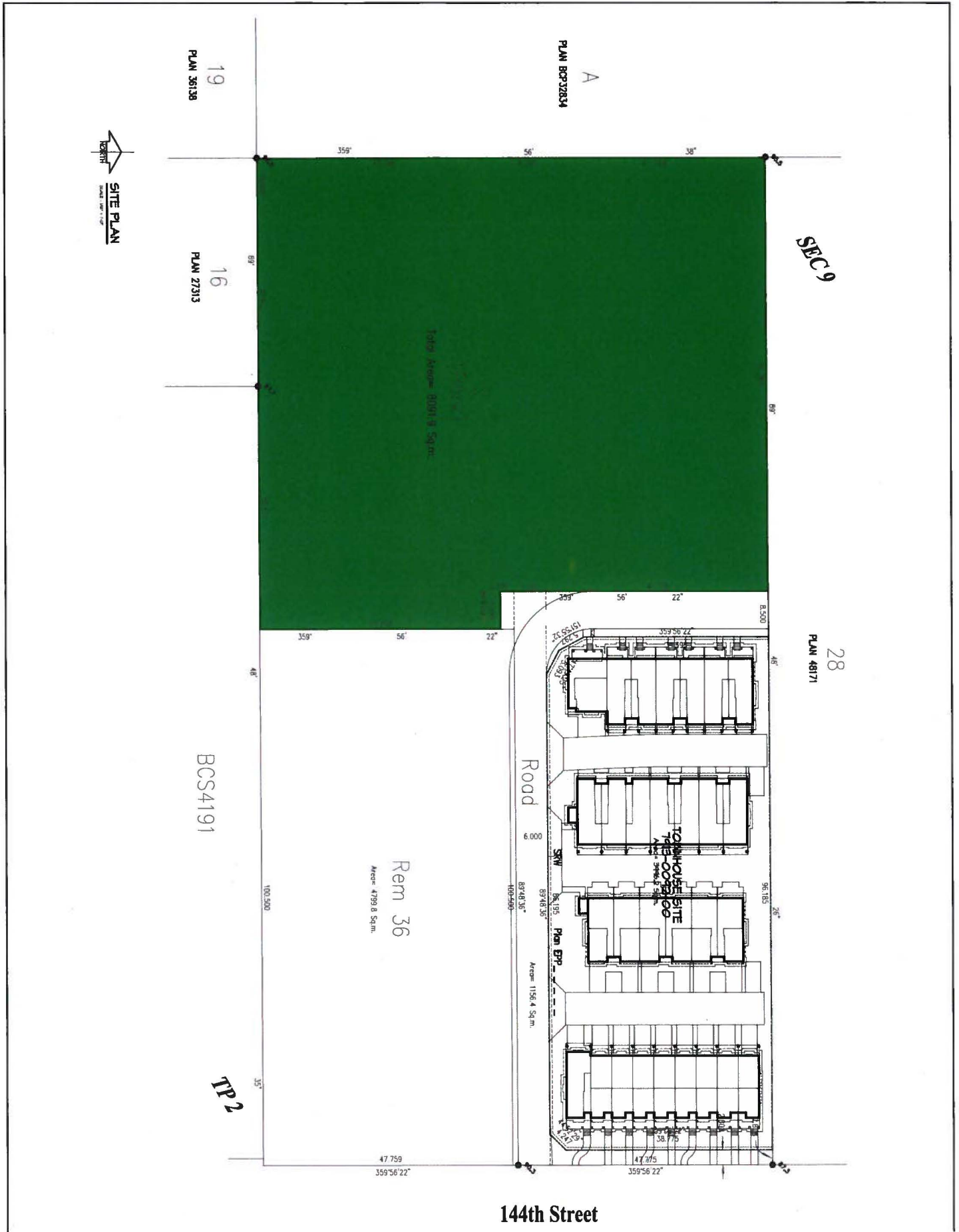
Produced by GIS Section: 18-Feb-2015, EM9



**SUBJECT PROPERTIES
6075 & 6085 - 144 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.



144th Street

Client: PARK RIDGE HOMES (PANORAMA) LTD. Project: 24 UNIT TOWNHOUSE DEVELOPMENT 6004 - 144th STREET, SURREY Sheet Contents: SITE PLAN		Scale: 1:500 Date: Nov. 21/18 Drawn: [Name] Checked: [Name]	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	REVISION																<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	REVISION															
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