

NO: **R004**

COUNCIL DATE: **JANUARY 12, 2015**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **December 8, 2014**

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

FILE: **4815-505**

SUBJECT: **Acquisition of Property at 13568 Crescent Road**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 13568 Crescent Road (PID No. 005-179-483) for parkland and drainage purposes, as illustrated on Appendix I attached to this report.

DISCUSSION

Property Location & Features: 13568 Crescent Road

The property at 13568 Crescent Road (the “Property”) is located in the Elgin neighbourhood of South Surrey. The Property has an area of 11,783 m² (2.91 acres) and is improved with a single family dwelling. The Property is pan-handled in shape with Chantrell Creek, and a red-coded fish bearing watercourse, flowing through the centre forming two ponds. The watercourse and ponds are protected by a 1.86 acre drainage statutory right-of-way.

Zoning, Plan Designations, and Land Uses

The Property is zoned RA (One-Acre Residential Zone) and designated “Suburban” in the Official Community Plan.

Purpose of the Acquisition

In addition to acquiring the Property for parkland purposes, this purchase will provide for a long-term solution to maintaining the City’s drainage infrastructure at this location and improve the fisheries and riparian habitat. The acquisition will also provide off-street pedestrian trail access to Elgin Heritage Park and the neighbouring Chantrell Creek natural park areas, as illustrated on Appendix II attached to this report. The Property is an important Biodiversity Conservation Strategy (“BCS”) Corridor.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner 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 January 14, 2015. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available in the Parkland Acquisition Fund and the Drainage Utilities Program.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property supports the objectives of the City's Sustainability Charter. In particular, the proposed land acquisition supports the following Sustainability Charter Scope actions:

- EC₃: Sustainable Infrastructure Maintenance and Replacement;
- EN₁₂: Enhancement and Protection of Natural Areas, Fish Habitat and Wildlife Habitat;
- EN₁₃: Enhancing the Public Realm by the design of parks and natural areas;
- EN₁₆: Manage Land, Water and Air Quality; and
- SC₁₃: Create a Fully Accessible City.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in the Elgin area of South Surrey and improve fisheries habitat, and provide for a long-term solution to maintaining the City's drainage infrastructure at this location, as well as protecting an important BCS Corridor.

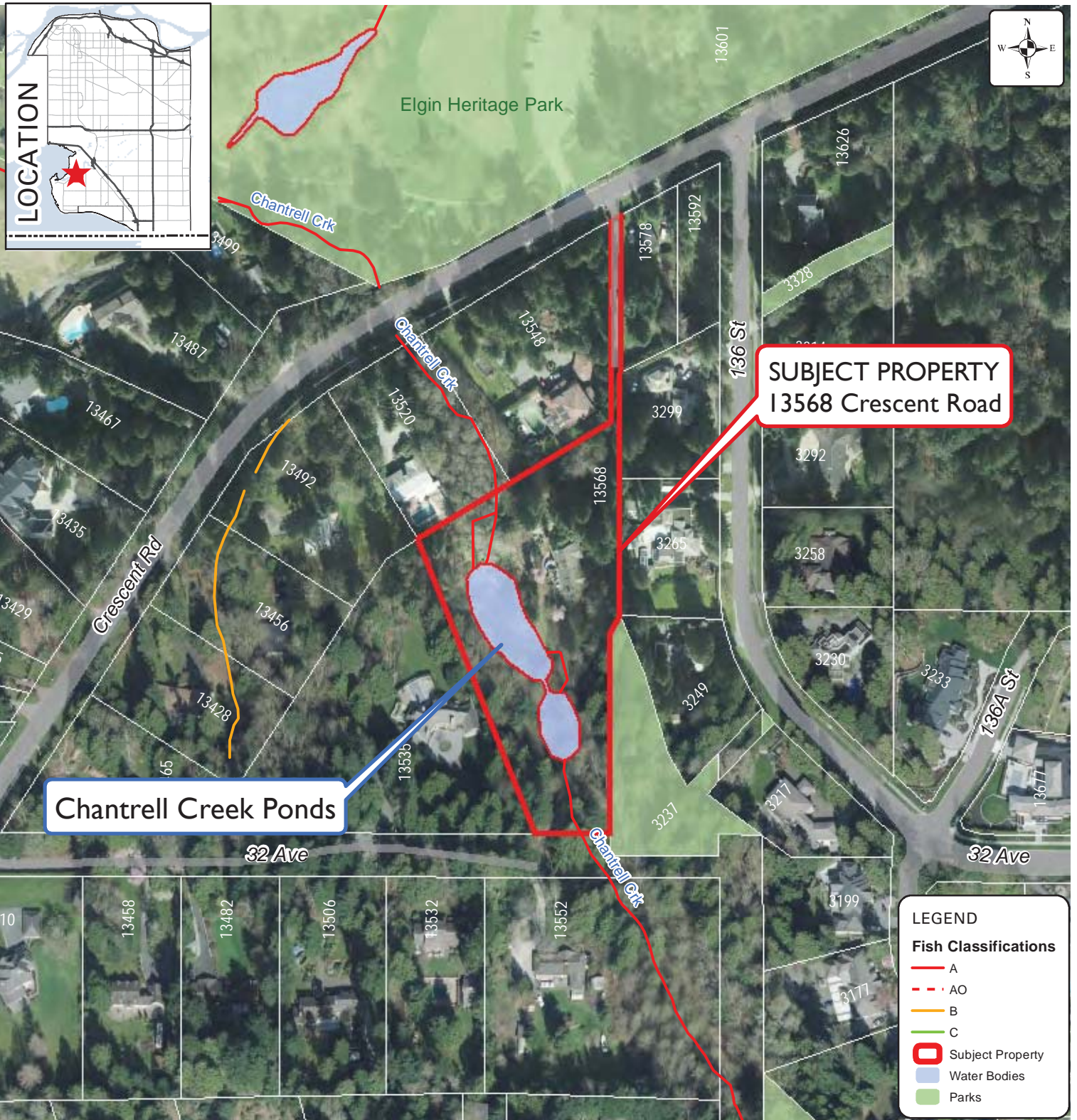
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

NR/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II - Proposed Natural Park Area Map

APPENDIX I AERIAL PHOTOGRAPH OF SITE



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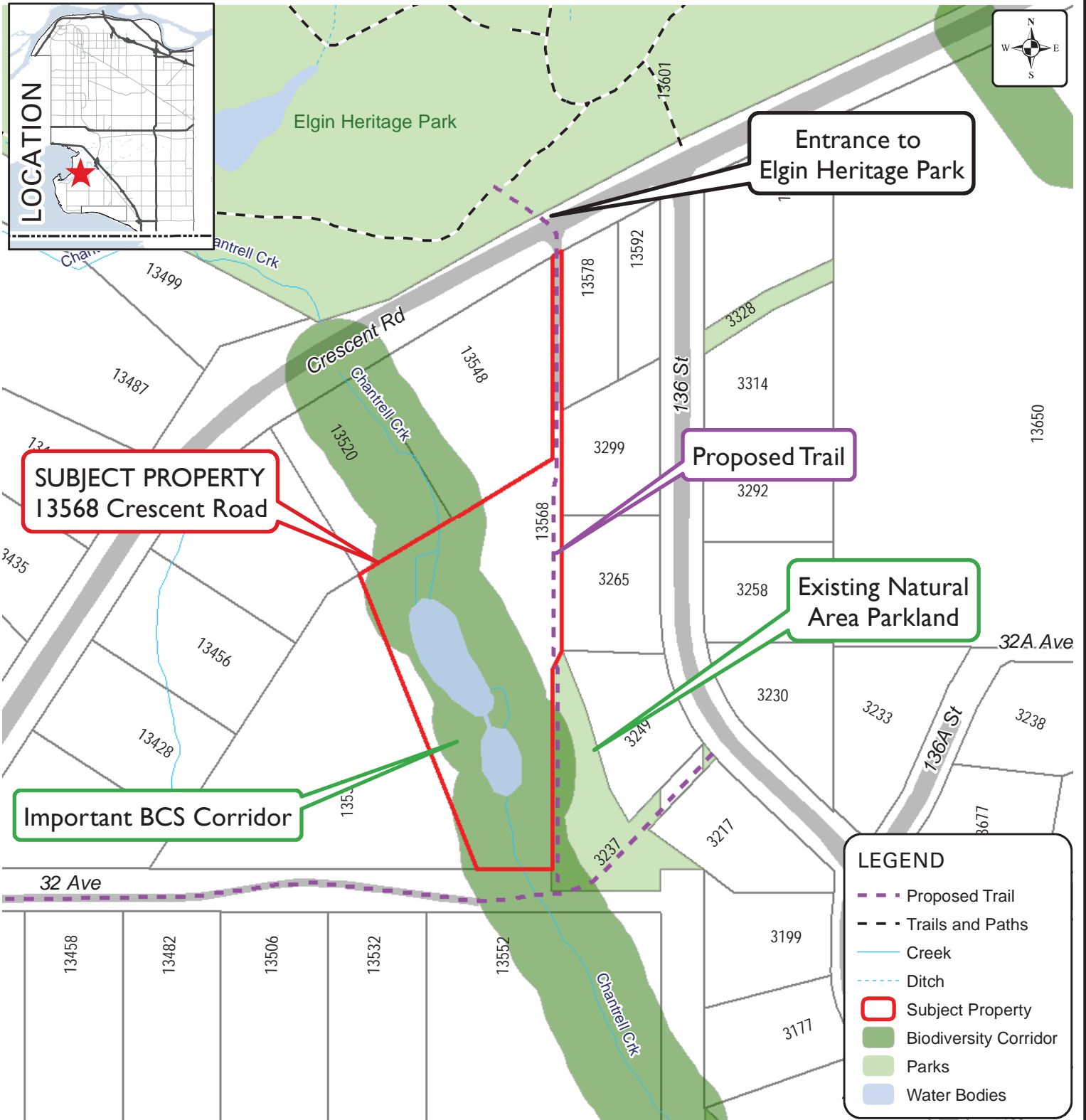


SUBJECT PROPERTY
13568 Crescent Road

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.

APPENDIX II NATURAL PARK AREA MAP



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SUBJECT PROPERTY
13568 Crescent Road

ENGINEERING
DEPARTMENT