

NO: R056

COUNCIL DATE: **APRIL 27, 2015**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 22, 2015**

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

FILE: **0870-20/391G + H**

SUBJECT: **Acquisition of Properties at 13790 and 13804 - 102 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve, for parkland purposes, the purchase of the properties located at 13790 - 102 Avenue (PID No.010-169-032) and 13804 - 102 Avenue (PID No. 003-335-933), which are illustrated on Appendix I attached to this report.

DISCUSSION

Property Location: 13790 and 13804 - 102 Avenue

The properties at 13790 and 13804 - 102 Avenue are located within the Surrey City Centre Land Use Concept Plan and are being acquired for park purposes.

Zoning, Plan Designations, and Land Uses

The subject properties are zoned RF (Single Family Residential) and designated "Medium Density Multi-Family" in the Official Community Plan. The Highest and Best Use for the subject properties, if not designated for park, is redevelopment as a multi-family development up to 2.5 FAR.

Purpose of the Acquisition

These acquisitions will form part of a neighbourhood park as identified in the Surrey City Centre Land Use Concept Plan. This future park will serve the surrounding neighbourhood with a variety of park features, including a children's play area, open lawn areas and other park amenities identified through future public consultation.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with, and accepted by, the owners of each property. The agreements are supported by appraisals that were completed by an accredited, independent appraiser. The agreements are subject to City Council approval on or before April 29, 2015. Sale completions will take place upon registration of transfer documentation in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

Acquiring the subject properties supports the objectives of the City's Sustainability Charter. In particular, the proposed purchases support 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 these acquisitions are available in the Park Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreements are considered reasonable. These acquisitions will assist in providing park/open space in Surrey City Centre area.

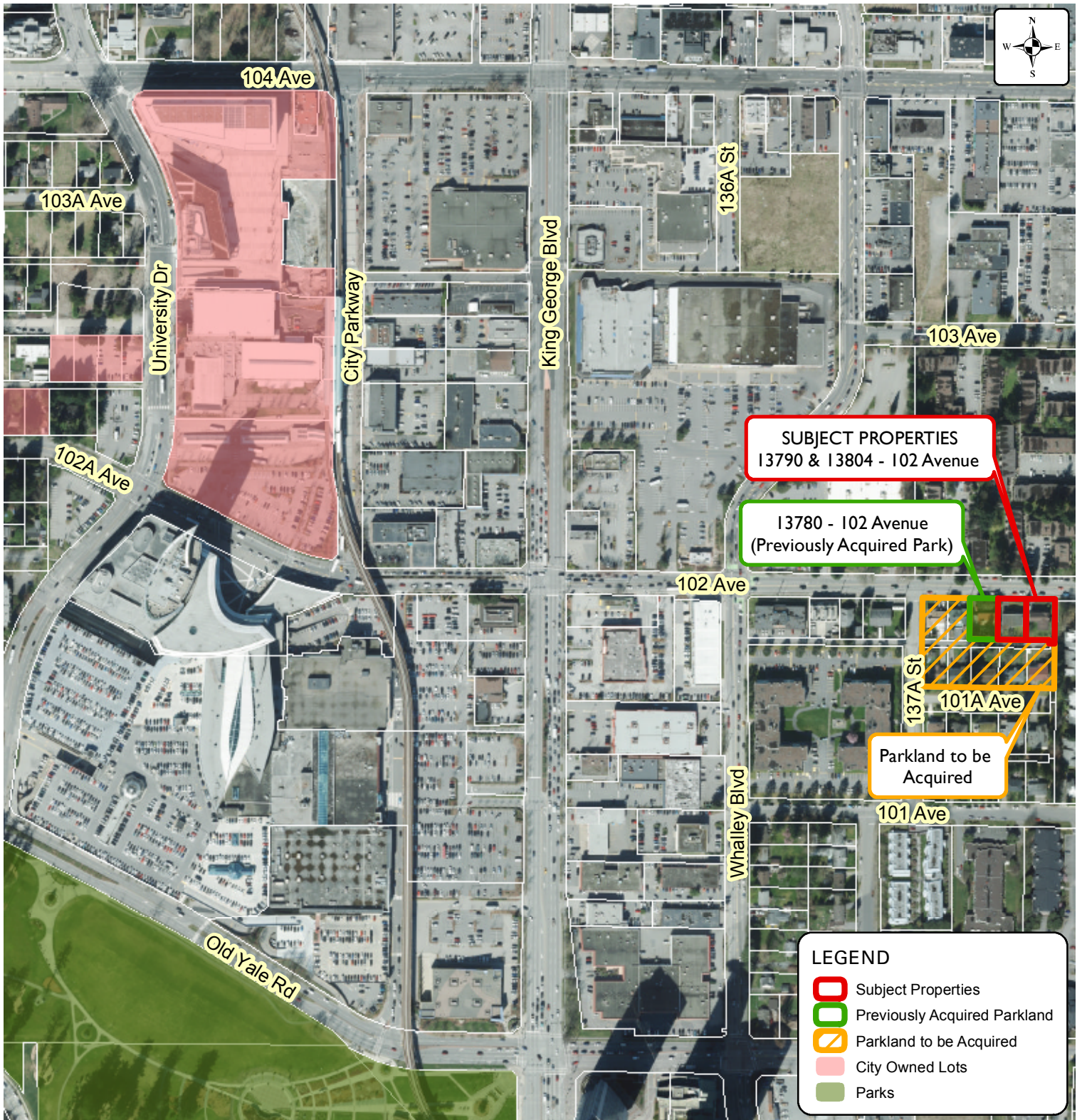
Fraser Smith, P.Eng., MBA
General Manager,
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Laurie Cavan
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EE/amg/am/clr

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Apr-2015, C9W

Date of Aerial Photography: March 30, 2014



SUBJECT PROPERTIES
13790 & 13804 - 102 Avenue

**ENGINEERING
DEPARTMENT**