

NO: R212

COUNCIL DATE: November 2, 2015

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 29, 2015**

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

FILE: **o870-20/264B**

SUBJECT: **Acquisition of Property at 457 - 172 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase for parkland purposes, the property at 457 - 172 Street (PID No.010-529-161), as illustrated on the attached Appendix I.

## DISCUSSION

### **Property Location: 457 - 172 Street**

The property at 457 - 172 Street (the "Property") is located in the Douglas area, has a parcel size of 4.75 acres, and is being acquired for park purposes.

### **Zoning, Plan Designations, and Land Uses**

The subject Property is zoned as A-1 (General Agricultural) and is located within the Agricultural Land Reserve. The Highest and Best Use of the portion of the Property to be acquired is the present use as an estate property.

### **Purpose of the Acquisition**

The Glades Park ("the Glades") is located directly north of the subject property, and the acquisition of 457 - 172 Street has been planned for many years as a section of the Property will provide space to develop off-street parking and public restrooms for the Glades. This will greatly improve safety for park visitors who presently park along the sides of 172 Street where there is scarcely room for vehicle parking. It will also allow the development of a new entrance to the Glades that will replace the current private entrance beside the residential home located in the park, and permit additional pathways and garden beds that will bracket and complement the existing gardens.

The Glades is a City level park featuring a beautiful woodland garden. The Property was historically part of the same garden as the Glades and its acquisition will help to complete the Glades. The Glades is open to the public several times a year, including for the *Sounds of Summer* concert series and for *Mother's Day*. These events attract hundreds of visitors. Due to the rapid growth of South Surrey and especially the Douglas neighbourhood, the Glades' special events are experiencing higher attendance, resulting in difficulty in the provision of adequate parking and safe access to the garden.

## **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, 2015. Sale completion will take place upon registration of transfer documentation 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 the Douglas area.

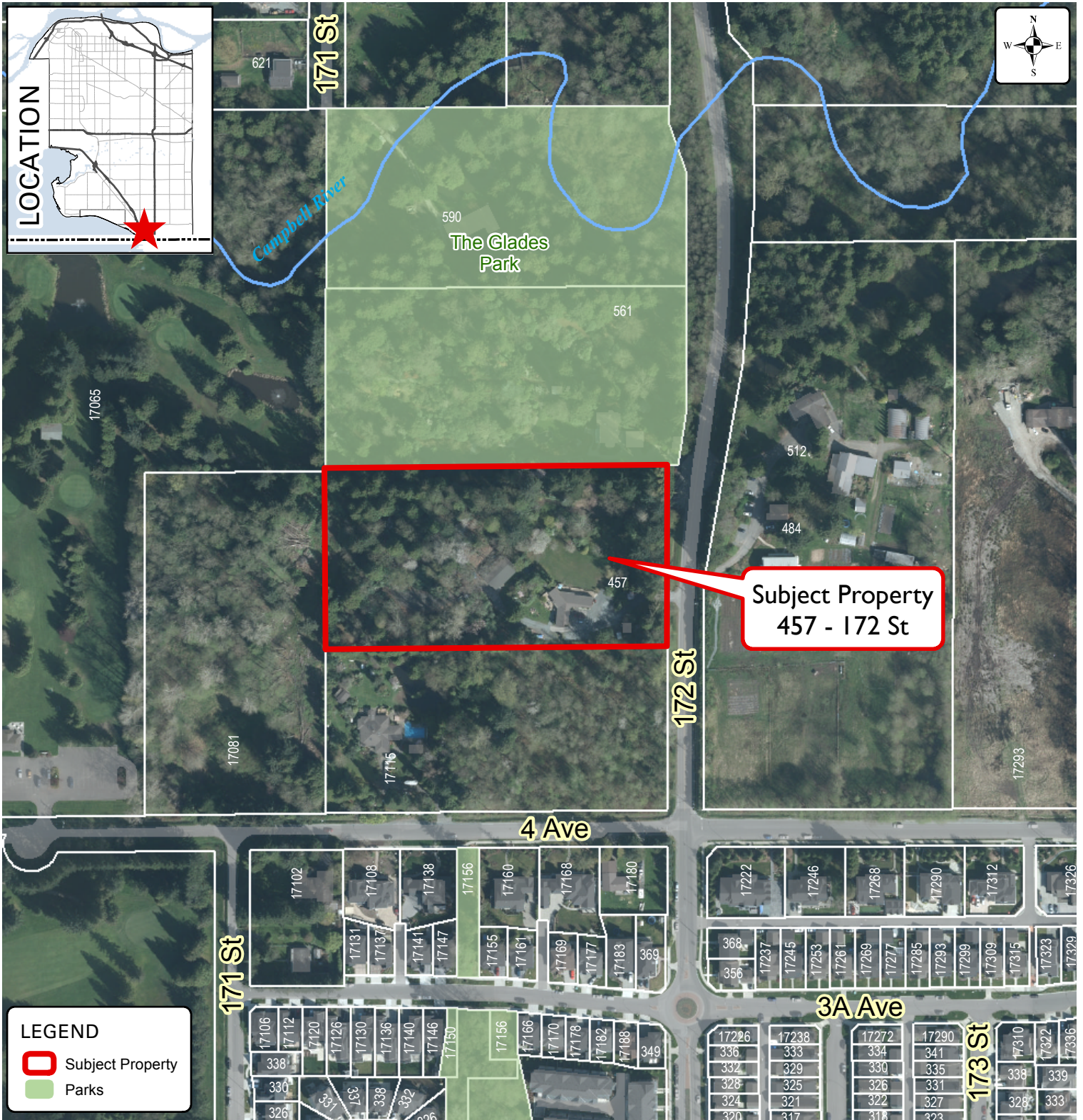
Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

EE/amg/clr

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Oct-2015, JJR

Aerial Photo: April 1, 2015

Scale: 1:3,000



**SUBJECT PROPERTY**  
**457 - 172 STREET**

**ENGINEERING**  
**DEPARTMENT**