

NO: R237

COUNCIL DATE: December 14, 2015

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **December 8, 2015**

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

FILE: **0870-20/515A**

SUBJECT: **Acquisition of Property at 18271 - 73 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property located at 18271 - 73 Avenue (PID No. 010-463-046), for parkland purposes, as illustrated on the attached Appendix I.

DISCUSSION

Property Location: 18271 - 73 Avenue

The property at 18271 - 73 Avenue (the "Property") is located within the West Clayton area, has a parcel size of 51,009 ft.² (1.171 acres) and is being acquired for park purposes.

Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One-Acre Residential) and designated "Suburban-Urban Reserve" in the Official Community Plan. The subject site is designated for future Park in the West Clayton NCP adopted in July 2015. The Highest and Best Use for the Property is holding for an assembly with adjacent parcels and developed with Townhouses or Urban Residential.

Purpose of the Acquisition

The acquisition of this property is to provide a Neighbourhood Park site in the future West Clayton neighbourhood, as illustrated in the attached Appendix II. The park is envisioned as a walk-to destination for local residents including a playground and walking paths.

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 December 16, 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 purchase will assist in providing park/open space within the West Clayton area.

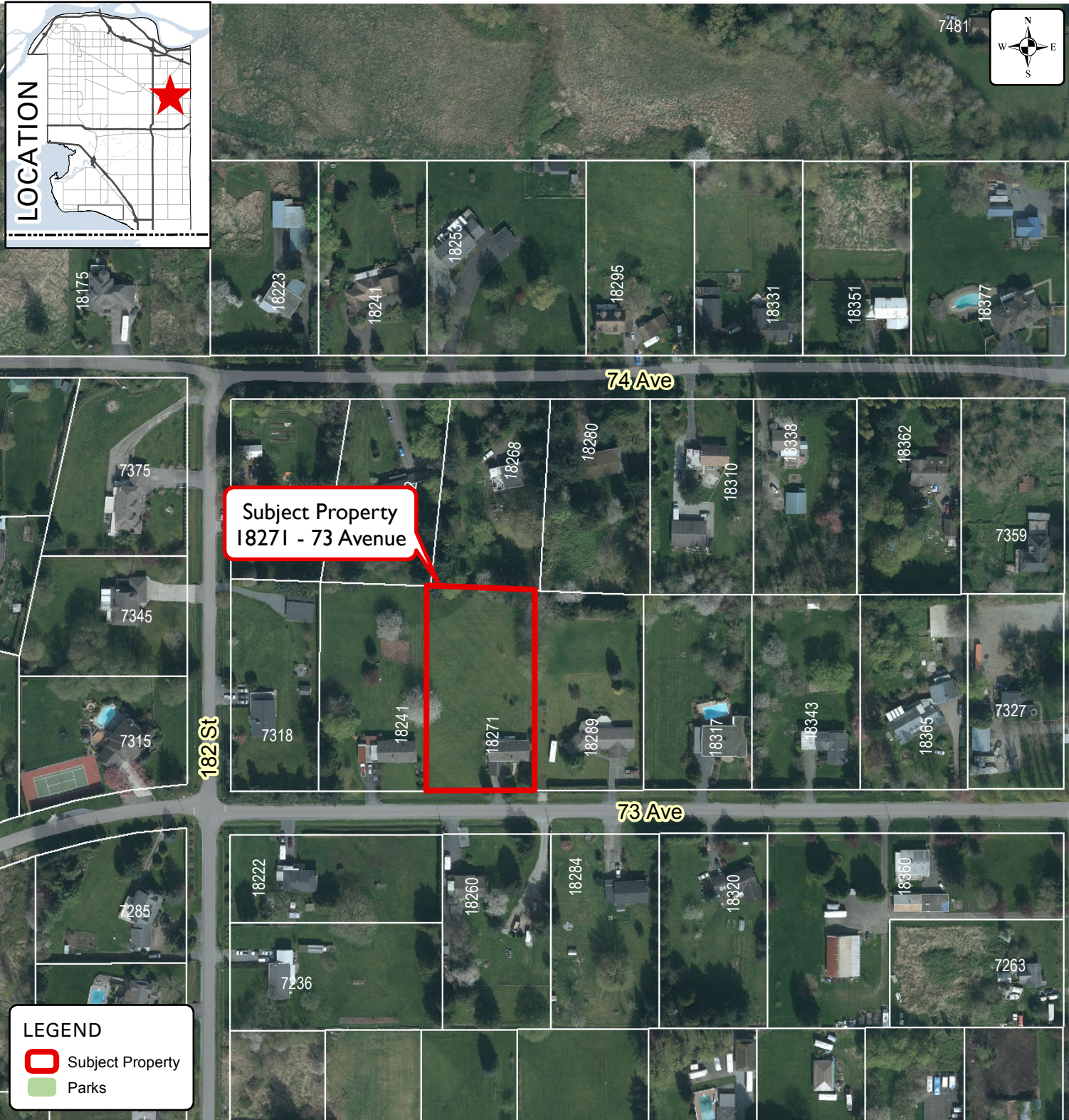
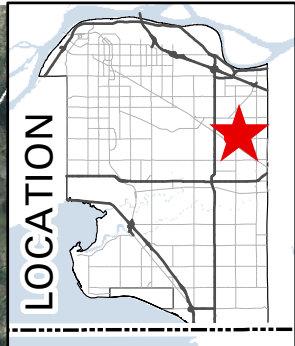
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II - West Clayton NCP

APPENDIX "I" AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Parks

Produced by GIS Section: 08-Dec-2015, C9W

Scale: 1:2,500

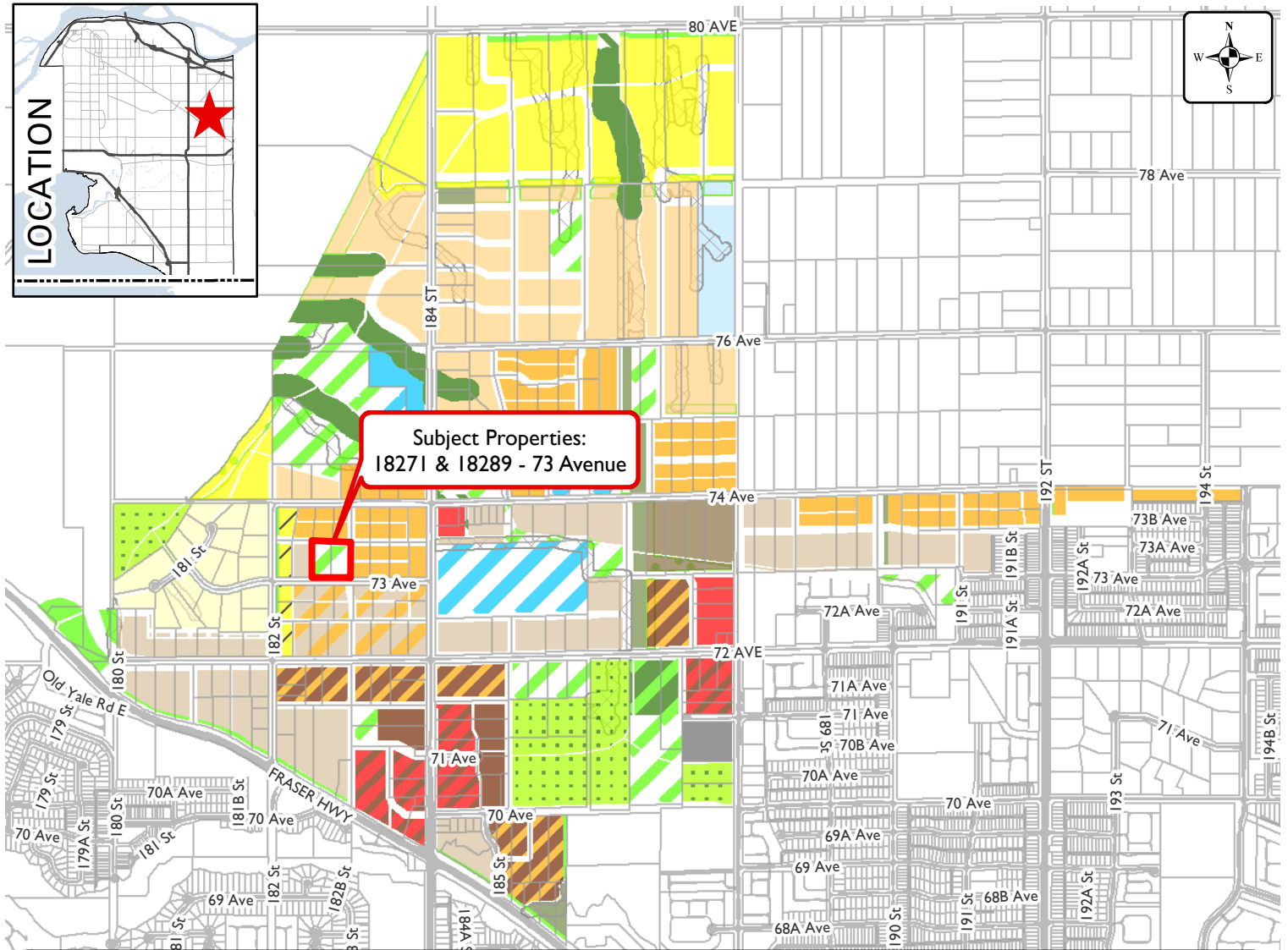
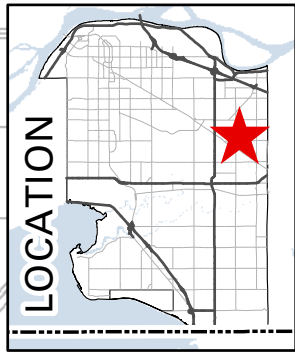


SUBJECT PROPERTY
18271 - 73 Avenue

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW_18271_73Ave_API_v2.mxd



**Subject Properties:
18271 & 18289 - 73 Avenue**

| LEGEND | | | |
|--------|--|--|--|
| | Subject Properties | | Proposed Public Recreational Facility |
| | Existing Parks | | Urban/Townhouse Flex |
| | Agricultural Land Reserve | | Townhouse/Apartment Flex |
| | Suburban Residential (2 UPA) | | Stacked Townhouse/Apartment |
| | Urban Transition (6 UPA) | | Mixed Use Commercial/Residential |
| | Low Density Cluster | | Neighbourhood Commercial |
| | Medium Density Cluster | | Care Facility (Approved) |
| | Urban Residential (10+4 UPA Bonus) | | Existing Park |
| | Townhouse Residential (22+5 UPA Bonus) | | Landscape Buffer |
| | High Density Cluster | | Proposed Park |
| | | | Existing Elementary School |
| | | | School District Property |
| | | | Proposed Elementary School |
| | | | Future School/Park |
| | | | Creek Buffer Class A and Class AO |
| | | | Day-Lighted Creek Buffer |
| | | | Wildlife Corridor |
| | | | Creek Buffer Class B |
| | | | Green Density Transfer (Forest Preservation/Restoration) |

Produced by GIS Section: 08-Dec-2015, C9W

Aerial Photo: April 5, 2015

Scale: 1:16,500



SUBJECT PROPERTIES: Proposed West Clayton Park 18271 & 18289 - 73 Avenue

ENGINEERING DEPARTMENT