

NO: R006

COUNCIL DATE: January 11, 2016

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 4, 2016**

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

FILE: **0870-20/519B**

SUBJECT: **Acquisition of Property at 7271 - 191 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 7271 - 191 Street (PID No.003-034-798), for parkland purposes, as illustrated on the attached Appendix "I".

DISCUSSION

Property Location: 7271 - 191 Street

The property at 7271 - 191 Street (the "Property") is located in the West Clayton Neighbourhood Concept Plan, has a parcel size of 4,825 m² (1.19 acres) and is being acquired for park purposes.

Zoning, Plan Designations, and Land Uses

The subject Property is zoned as RA (One Acre Residential) and is designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the Property to be acquired, if not designated as park, would be holding for an assembly with adjacent parcels and developed as townhouses or urban residential in accordance with the West Clayton NCP.

Purpose of the Acquisition

The subject property is intended to form part of the Hazelgrove Greenway and is in close proximity to existing parkland in the East Clayton NCP area, more specifically being Hazelgrove Park. When the subject property is combined with the existing and future adjacent parkland, the site will comprise an area of approximately 5.5 acres.

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 January 13, 2016. 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 West Clayton area.

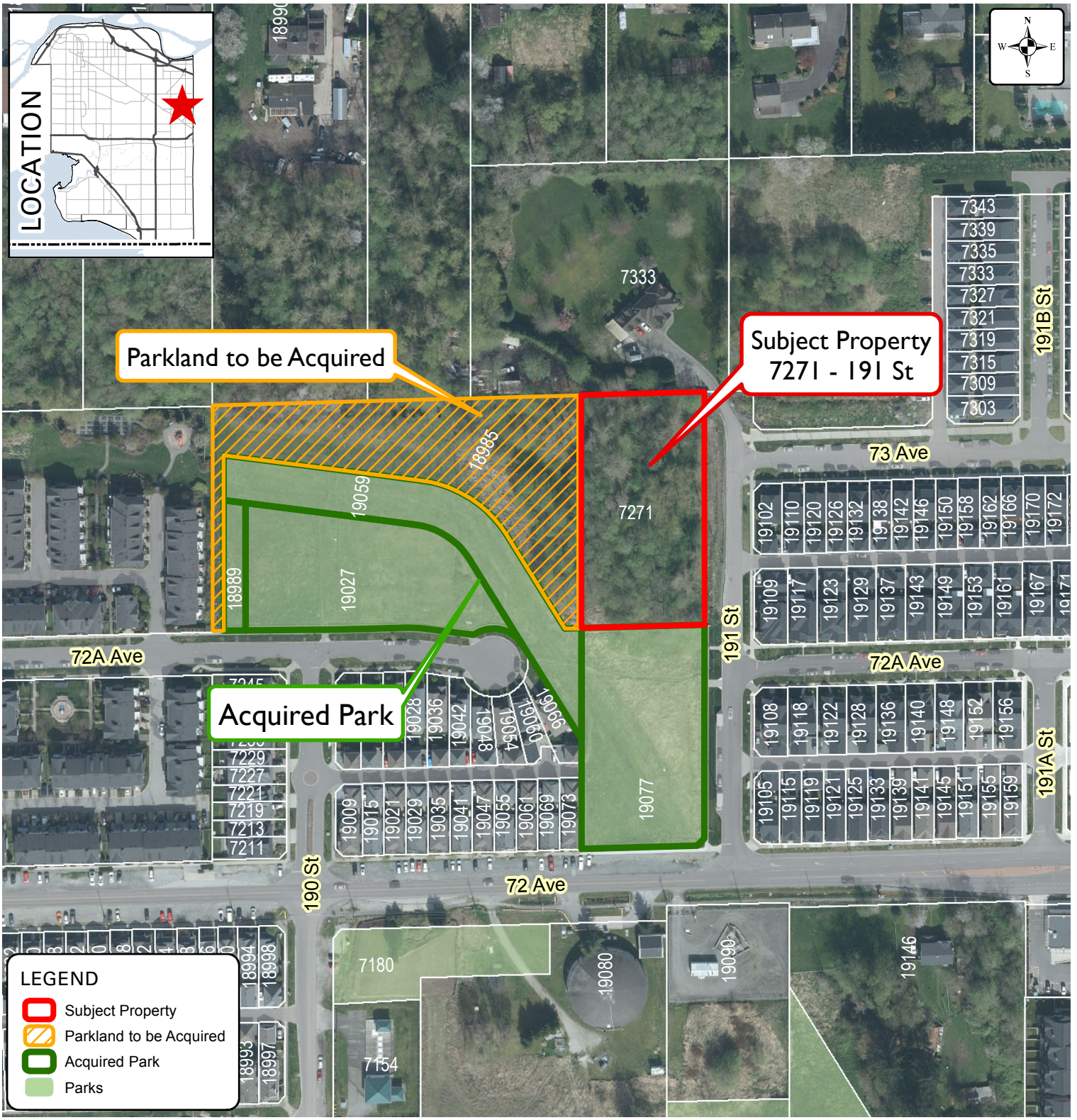
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



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

Scale: 1:2,200



SUBJECT PROPERTY 7271 - 191 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.

Source: \\file-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\7271-191St_AP.mxd