

NO: R019

COUNCIL DATE: February 1, 2016

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 19, 2016**

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

FILE: **0870-20/346B**

SUBJECT: **Acquisition of Property at 19343 - 64 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 19343 - 64 Avenue (PID No.002-360-756), for parkland and drainage purposes, as illustrated on the attached Appendix "I".

Property Location: 19343 – 64 Avenue

The property at 19343 – 64 Avenue (the "Property") is located in the East Clayton Neighbourhood Concept Plan area, has a parcel size of 37,513 m² (9.27 acres) and an 18,504 m² (4.57 acre) portion of the northern area of the Property is being acquired for park and drainage purposes. The related Development Application No. 7914-0311-00 received preliminary layout approval on June 30, 2015 (see Appendix "II"). A 12,400 m² (3.06 acre) portion of the Property illustrated as Lot 2 on the aerial photograph attached as Appendix "I" to this report is being conveyed to the City as riparian area for watercourse protection. A portion of the Property illustrated as Lot 1 on the aerial photograph attached as Appendix "I" to this report is being developed with approximately 31 townhouse units.

Zoning, Plan Designations, and Land Uses

The subject Property is zoned as RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the Property to be acquired is for townhouse development as permitted under the RM-30 zone with a probable density of 26 units per acre.

Purpose of the Acquisition

The acquisition of this Property is for both parkland and drainage purposes. The parkland will provide access to natural areas for the residents of East Clayton. Plans for a future park include continuation of the multi-use path network, as well as the protection of McLellan Creek and the large natural area. The acquisition will allow the existing drainage detention pond north of the property to be built to its ultimate size and capacity.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the holder of the option on 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 February 3, 2016. Sale completion will take place upon registration of the subdivision in the Land Title Office.

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.

FUNDING

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition Program (50%) and from Drainage DCC funds (50%).

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space and drainage requirements in the East Clayton Neighbourhood Concept Plan.

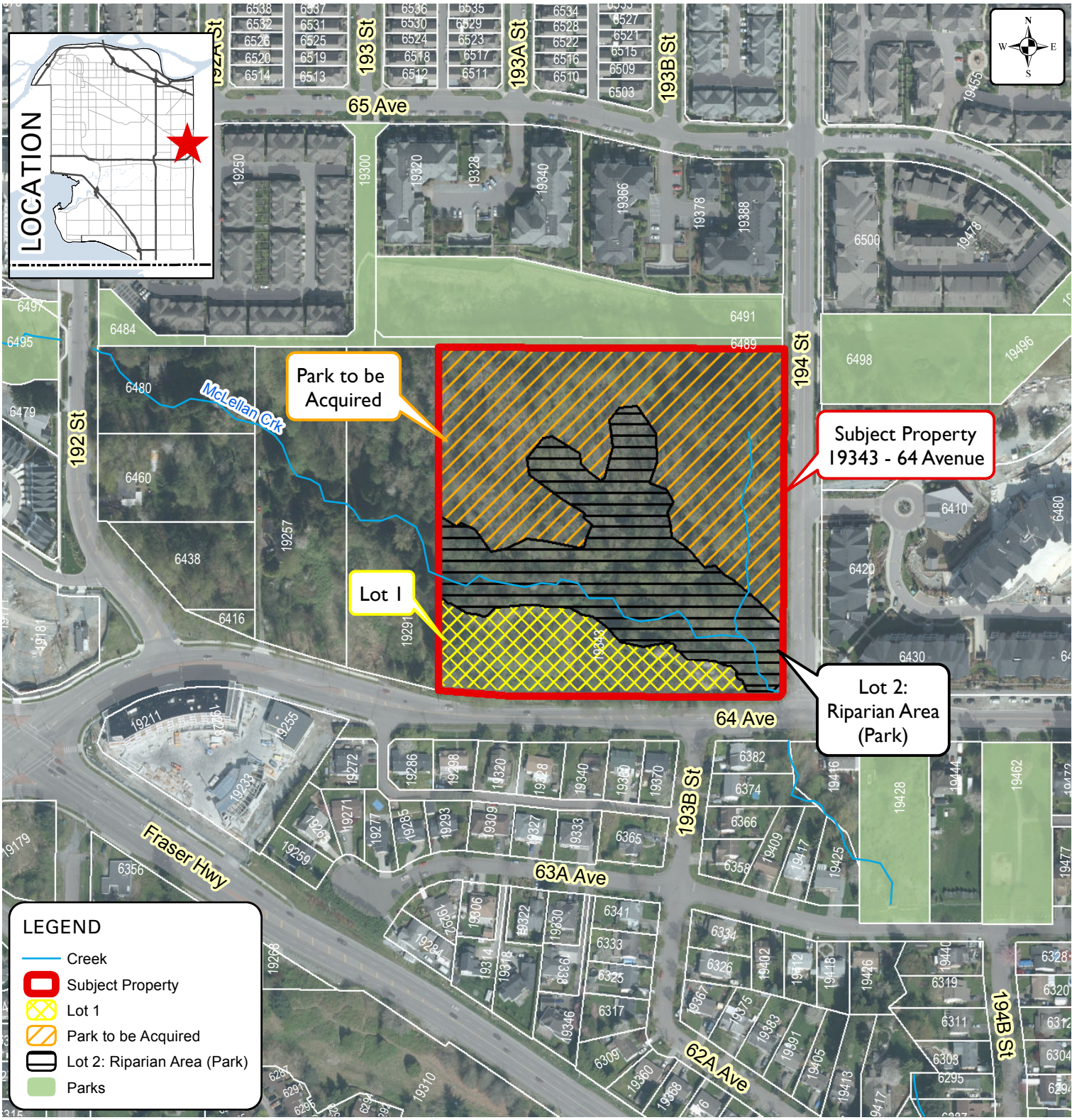
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Development Concept

AERIAL PHOTOGRAPH OF SITE



LOCATION

Park to be Acquired

Subject Property
19343 - 64 Avenue

Lot 1

Lot 2:
Riparian Area
(Park)

LEGEND

- Creek
- Subject Property
- Lot 1
- Park to be Acquired
- Lot 2: Riparian Area (Park)
- Parks

Produced by GIS Section: 07-Jan-2016, C9W

Aerial Photo: April 5, 2015

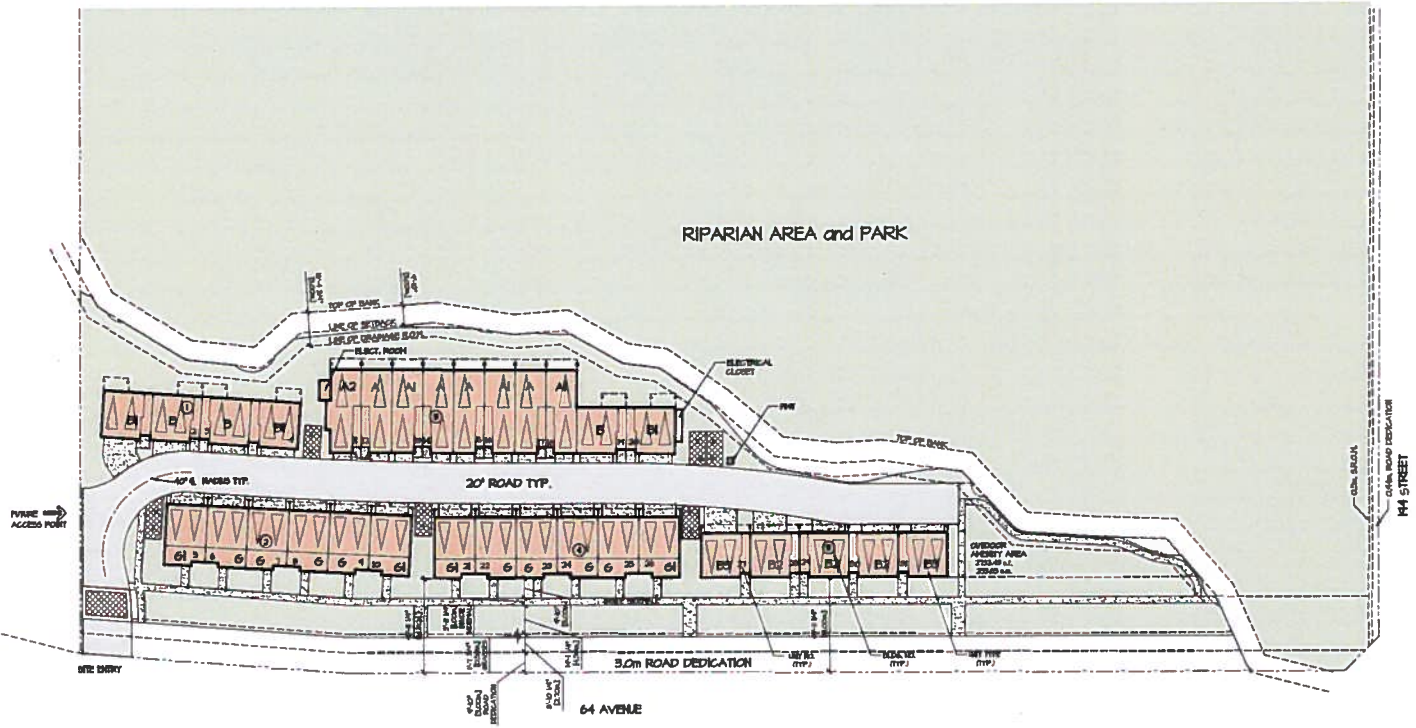
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SUBJECT PROPERTY
19343 - 64 Avenue

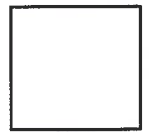
ENGINEERING
DEPARTMENT

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.



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CLIENT: DANCON & SARTER
 PROJECT: TOWNHOUSE DEVELOPMENT
 64TH AVENUE, SURREY
 SHEET NO.: 1000
 SCALE: 1/8" = 1'-0"

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CLIENT NO.	601	SHEET NO.	AC-10
PROJECT NO.	H060	REV. NO.	

TOWNHOUSE DEVELOPMENT at 64th AVENUE, SURREY, BC

DEVELOPMENT DATA

ZONING :	RM-30
SITE AREA:	65,612.46 S.F. 1.45 Ac. 0.59 Ha.
DENSITY :	
PROPOSED :	44 UNITS 30.0 U.F./Ac 73.0 U.F./Ha
PROPOSED :	31 UNITS 21.2 U.F./Ac 52.5 U.F./Ha
F.A.R. (GARAGE NOT INCLUDED):	
APPROVED :	0.80 57,251.2 S.F. 3,310.0 m ²
PROPOSED :	0.68 89,774.0 S.F. 3,693.1 m ²
SITE COVERAGE :	
APPROVED :	45.0% 28,625.6 S.F. 2,639.4 m ²
PROPOSED :	32.3% 20,662.6 S.F. 1,919.5 m ²

PARKING :	
PROVIDED :	62 (RESIDENT) 6 (VISITORS)
TOTAL :	68 SPACES

AMENITY AREA :	
INDOOR AMENITY	
REQUIRED :	32 / UNIT 992.0 S.F. 92.2 m ²
PROVIDED :	- S.F. - m ²
OUTDOOR AMENITY	
REQUIRED :	32 / UNIT 992.0 S.F. 92.2 m ²
PROVIDED :	2,782.4 S.F. 258.0 m ²

UNIT BREAKDOWN:	
UNIT TYPE A	3 BED TANDEM 1,280 S.F. x 4 UNITS = 5,120.0 S.F.
UNIT TYPE A1	3 BED TANDEM 1,280 S.F. x 8 UNITS = 3,064.0 S.F.
UNIT TYPE A2	3 BED TANDEM 1,344 S.F. x 1 UNITS = 1,344.0 S.F.
UNIT TYPE B	2 BED DOUBLE 1,216 S.F. x 5 UNITS = 6,054.0 S.F.
UNIT TYPE B1	2 BED DOUBLE 1,226 S.F. x 5 UNITS = 6,130.0 S.F.
UNIT TYPE B2	2 BED DOUBLE 1,216 S.F. x 8 UNITS = 3,654.0 S.F.
UNIT TYPE B3	2 BED DOUBLE 1,226 S.F. x 2 UNITS = 2,452.0 S.F.
UNIT TYPE G	2 BED DOUBLE 1,327 S.F. x 8 UNITS = 10,616.0 S.F.
UNIT TYPE G1	2 BED DOUBLE 1,340 S.F. x 4 UNITS = 5,360.0 S.F.
TOTAL:	31 UNITS = 89,774.0 S.F. 3,693.1 m ²



CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"