

NO: R020

COUNCIL DATE: February 1, 2016

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **January 13, 2016**

FROM: **General Manager, Engineering** FILE: **o870/20-191O**
General Manager, Parks, Recreation and Culture

SUBJECT: **Acquisition of Property at 19005 - 76 Avenue for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of 19005 - 76 Avenue (PID No.011-946-512), for parkland purposes, which is illustrated on Appendix "I" attached to this report.

DISCUSSION

Property Location: 19005 - 76 Avenue

The property at 19005 - 76 Avenue (the "Property") is located in North Clayton directly to the south and west of existing parcels of land that are designated for a future Community park. The Property has an area of 12,063 m² (2.98 acres) and is improved with a single family detached dwelling.

Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and designated Suburban in the Official Community Plan. The Highest and Best Use for this property is as a holding property for future development.

Purpose of the Acquisition

The Property will eventually be consolidated with other properties owned by the City to the immediate north and east, which are also designated for parkland purposes.

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 February 3, 2016. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property supports the objectives of the City's Sustainability Charter; more particularly, 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.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space for the North Clayton area.

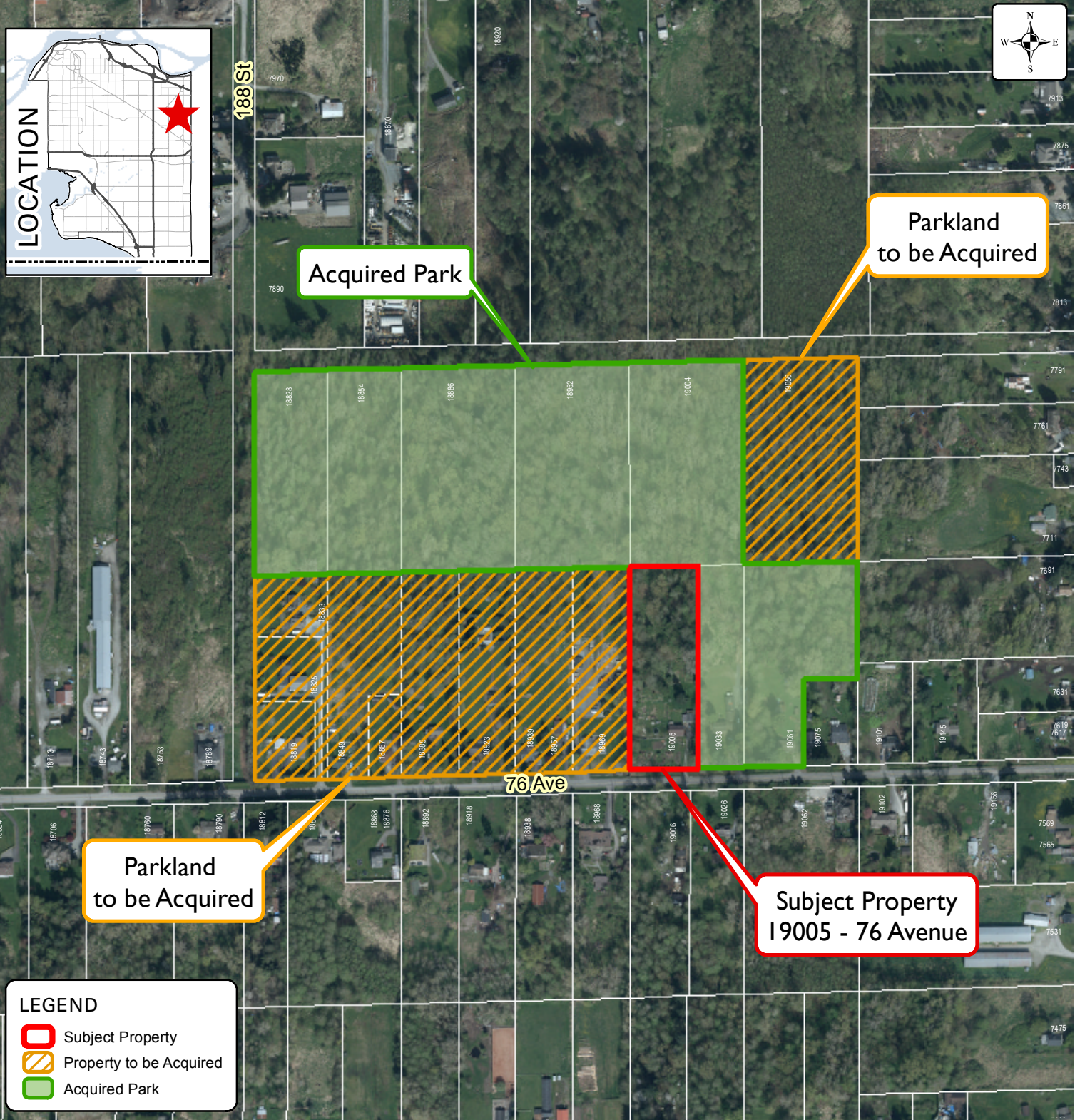
Fraser Smith, P.Eng., MBA
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Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix "I" - Aerial Photograph of the Property at 19005 – 76 Avenue

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Property to be Acquired
- Acquired Park

Produced by GIS Section: 07-Jan-2016, EM9

Aerial Photo: April 5, 2015

Scale: 1:5,000



SUBJECT PROPERTY
19005 - 76 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\EM_19005_76Ave_AP.mxd