

NO: R147

COUNCIL DATE: June 27, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 7, 2016**

FROM: **General Manager, Engineering** FILE: **o870-20/355A**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 16530 Fraser Highway**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a 1,765 m² (0.44 acre) portion of the property at 16530 Fraser Highway (PID No. 008-906-394), for parkland purposes, as illustrated on the attached Appendix "I".

DISCUSSION

Property Location: 16530 Fraser Highway

The property at 16530 Fraser Highway (the "Property") is located in the Fleetwood Town Centre Plan area and has a parcel size of 6,064 m² (1.5 acres). A 1,765 m² (0.44 acre) portion of the Property, illustrated as Lot 2 on the aerial photograph attached as Appendix "I" to this report, is being acquired for park purposes. This parcel will be consolidated with adjacent parkland to the west. The related Development Application No. 7915-0094-00 received preliminary layout approval on January 13, 2016. The remainder of the Property, illustrated as Lot 1 on the aerial photograph attached as Appendix "I" to this report, is being developed with approximately 58 townhouse units, as generally illustrated on the attached Appendix "II".

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.

Purpose of the Acquisition

This acquisition will complete Coyote Springs Park which is a Neighbourhood Park designated in the Fleetwood Town Centre Plan.

Contract of the Purchase and Sale

A purchase and sale agreement (the “Agreement”) has been negotiated with and accepted by the owner 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 June 29, 2016. Sale completion will take place upon registration of the subdivision 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, this acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Ecosystems. Specifically, this acquisition supports the following Desired Outcomes:

- Build Environment and Neighbourhoods DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Ecosystems DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife; and
- Ecosystems DO2: Surrey actively protects, enhances and restores its natural environment and habitats.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in the Fleetwood Town Centre Plan.

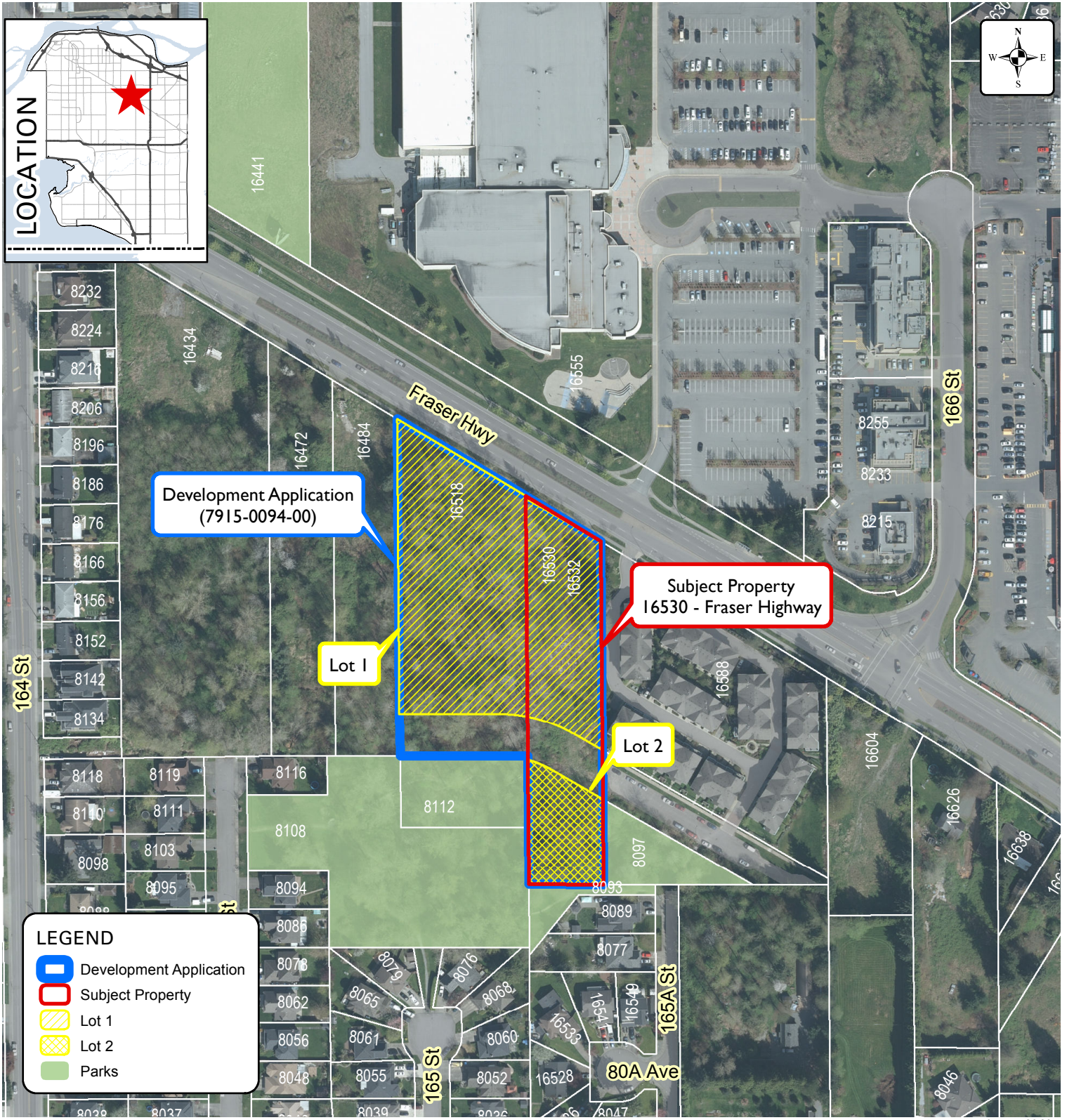
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix “I” – Aerial Photograph of Site
Appendix “II” – Site Plan

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Development Application
- Subject Property
- Lot 1
- Lot 2
- Parks

Produced by GIS Section: 08-Jun-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:2,500 0 20 M



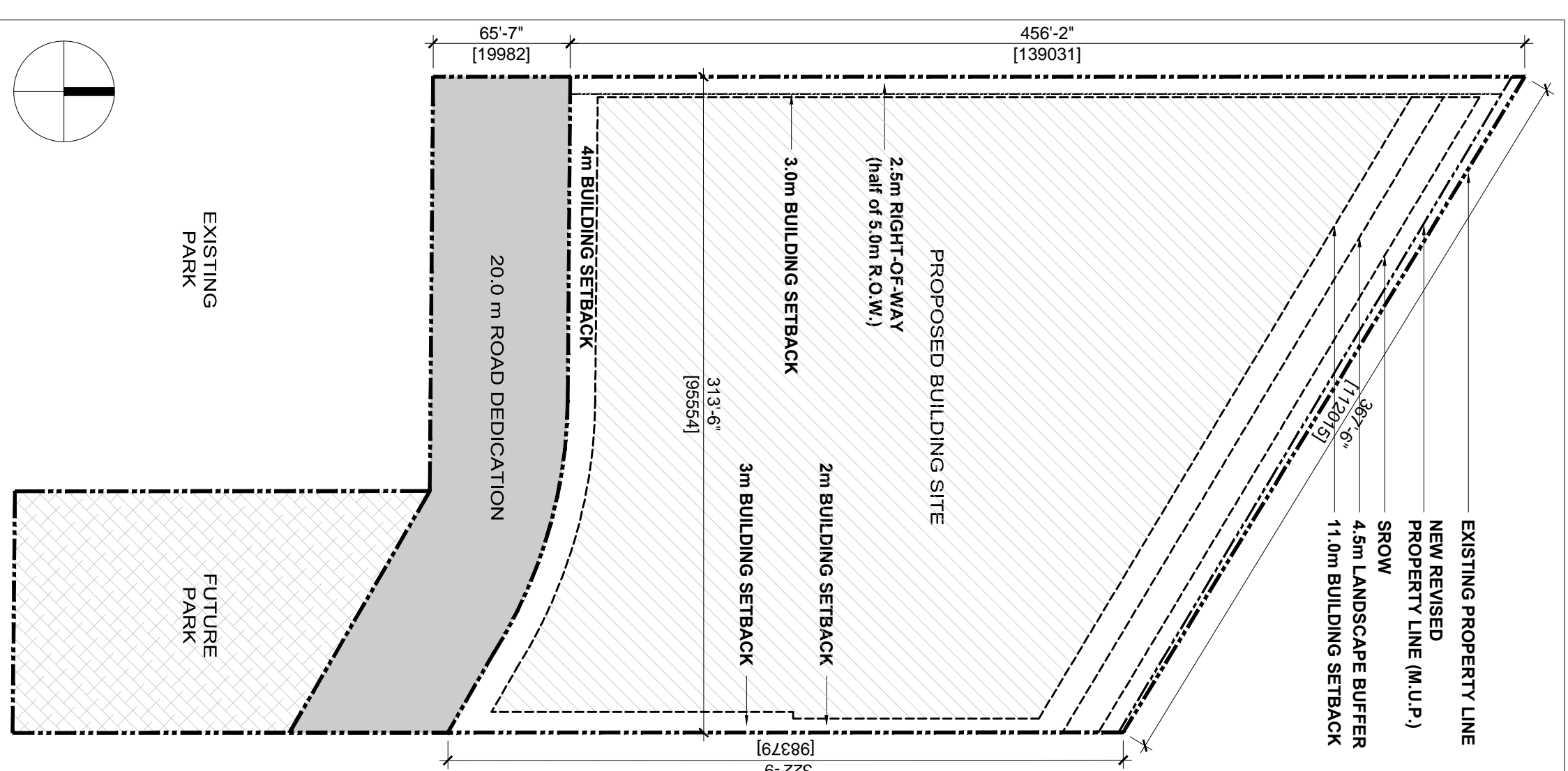
SUBJECT PROPERTY

16530 - Fraser Highway

ENGINEERING DEPARTMENT

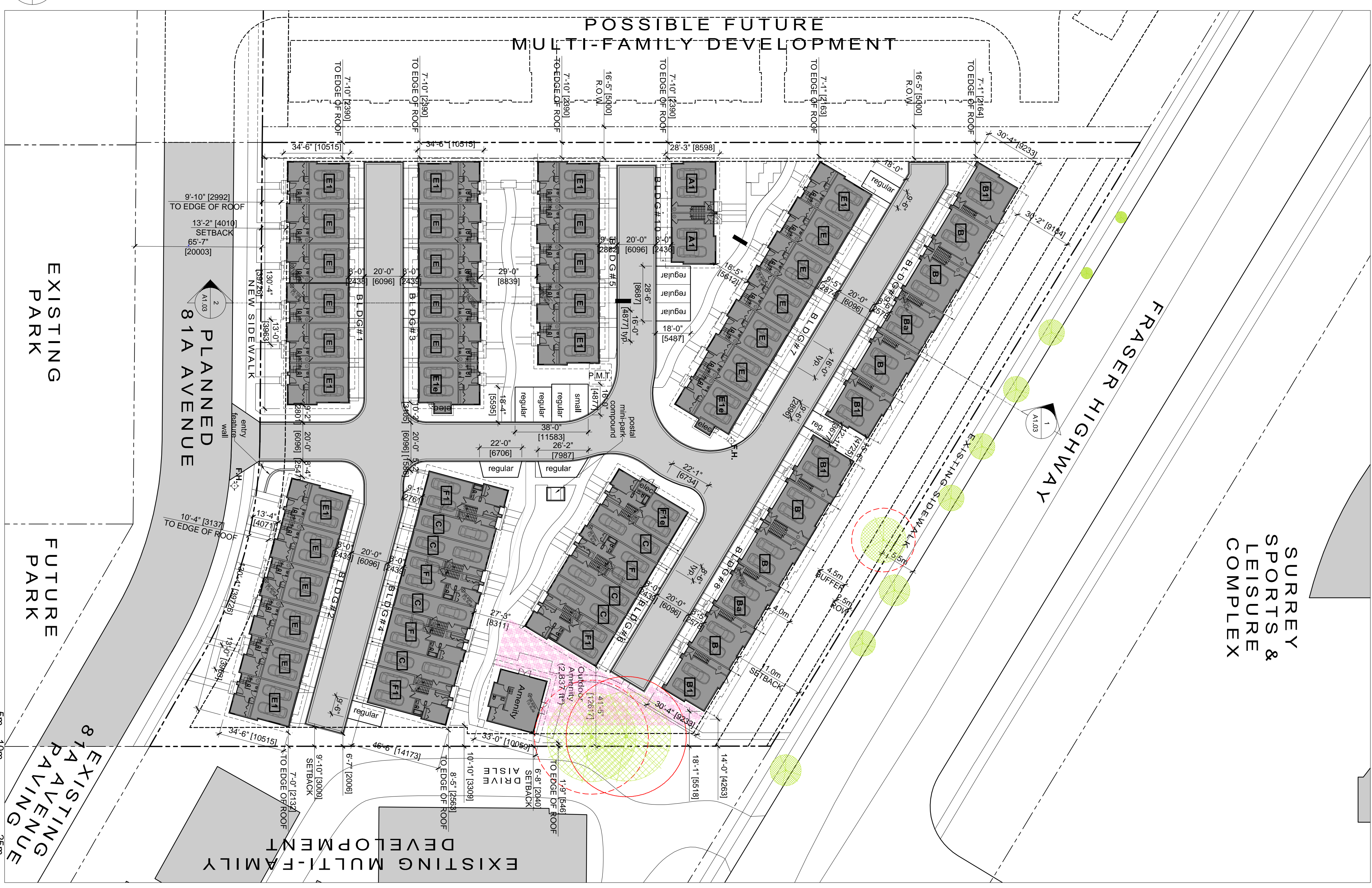
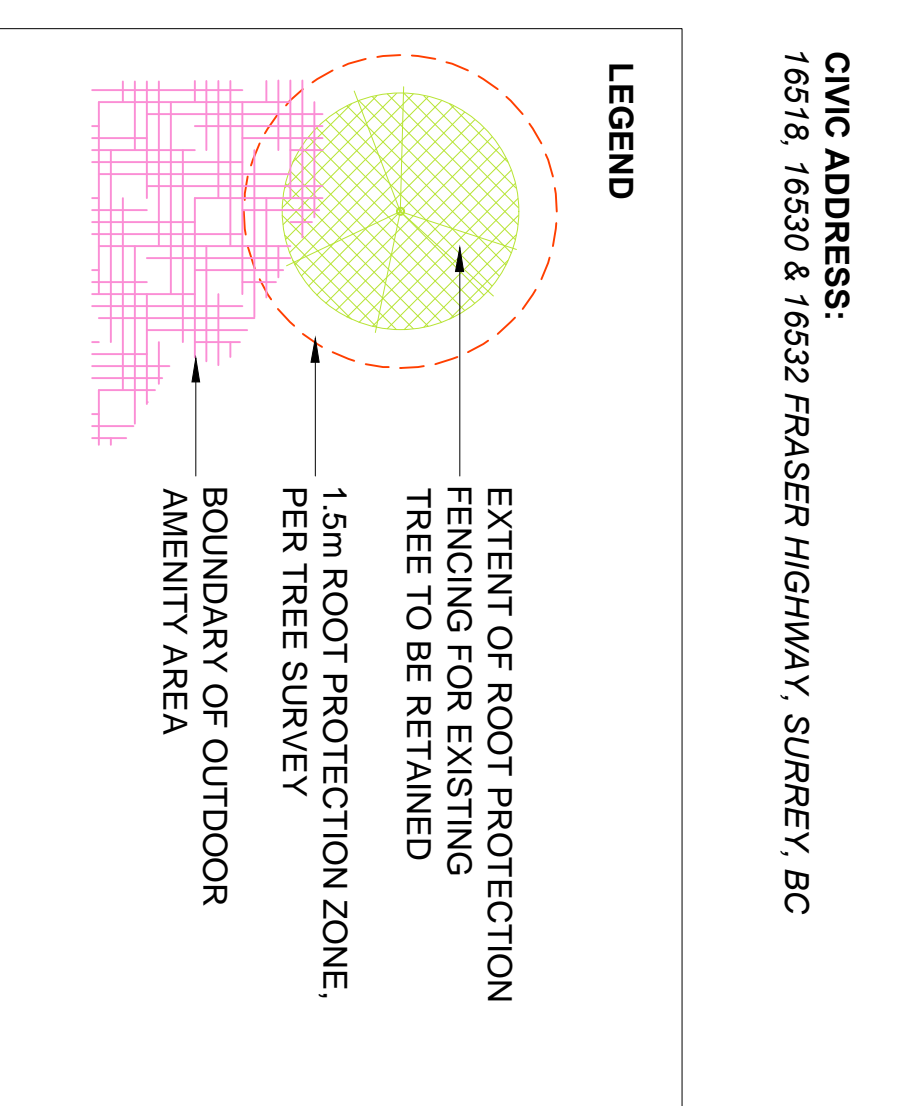
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

DEVELOPMENT DATA			
PROPOSED ZONING	RM-30		
LOT AREA	14,562 m ²	Square Metres	156,743 ft ²
Gross Area	-1,981 m ²		-21,327 ft ²
Road Dedication (81A Avenue)	-1,773 m ²		-19,080 ft ²
Future Park			
TOTAL NET AREA	10,808 m²		116,336 ft²
LOT COVERAGE (% OF NET)	45%	PERMITTED	PROPOSED
BUILDINGS AND STRUCTURES	N/A		33.51%
PAVED & HARD AREAS			0
TOTAL SITE COVERAGE	N/A		33.51%
BUILDING FOOTPRINT PER UNIT TYPE			
B UNIT FOOTPRINT	643 ft ²	B1 UNIT FOOTPRINT	643 ft ²
B1 UNIT FOOTPRINT	661 ft ²	B2 UNIT FOOTPRINT	643 ft ²
Ba UNIT FOOTPRINT	642 ft ²	C UNIT FOOTPRINT	642 ft ²
C UNIT FOOTPRINT	642 ft ²	F1 UNIT FOOTPRINT	657 ft ²
F1 UNIT FOOTPRINT	657 ft ²	F2 UNIT FOOTPRINT	687 ft ²
F2 UNIT FOOTPRINT	687 ft ²	F3 UNIT FOOTPRINT	687 ft ²
F3 UNIT FOOTPRINT	687 ft ²	F4 UNIT FOOTPRINT	656 ft ²
F4 UNIT FOOTPRINT	656 ft ²	F5 UNIT FOOTPRINT	677 ft ²
F5 UNIT FOOTPRINT	677 ft ²	F6 UNIT FOOTPRINT	601 ft ²
F6 UNIT FOOTPRINT	601 ft ²	F7 UNIT FOOTPRINT	720 ft ²
F7 UNIT FOOTPRINT	720 ft ²	INDOOR AMENITY FOOTPRINT	720 ft ²
NUMBER OF RESIDENTIAL UNITS			
B UNITS @ 1,315 ft ² each	6 UNITS @ 1,315 ft ² each	Ba UNITS @ 1,317 ft ² each	4 UNITS @ 1,317 ft ² each
B1 UNITS @ 1,317 ft ² each	4 UNITS @ 1,317 ft ² each	B2 UNITS @ 1,295 ft ² each	2 UNITS @ 1,295 ft ² each
Ba UNITS @ 1,316 ft ² each	7 UNITS @ 1,316 ft ² each	C UNITS @ 1,577 ft ² each	3 UNITS @ 1,577 ft ² each
C UNITS @ 1,577 ft ² each	3 UNITS @ 1,577 ft ² each	F1 UNITS @ 1,621 ft ² each	2 UNITS @ 1,621 ft ² each
F1 UNITS @ 1,621 ft ² each	2 UNITS @ 1,621 ft ² each	F2 UNITS @ 1,633 ft ² each	2 UNITS @ 1,633 ft ² each
F2 UNITS @ 1,633 ft ² each	2 UNITS @ 1,633 ft ² each	F3 UNITS @ 1,457 ft ² each	6 UNITS @ 1,457 ft ² each
F3 UNITS @ 1,457 ft ² each	6 UNITS @ 1,457 ft ² each	F4 UNITS @ 1,474 ft ² each	4 UNITS @ 1,474 ft ² each
F4 UNITS @ 1,474 ft ² each	4 UNITS @ 1,474 ft ² each	F5 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each
F5 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each	F6 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each
F6 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each	F7 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each
F7 UNITS @ 1,173 ft ² each	2 UNITS @ 1,173 ft ² each	TOTAL UNITS	58
TYP. ELEC. RM. 49 ft ² each			
FLOOR AREA RESIDENTIAL			
BUILDING #1	0	Ba-UNITS	0
BUILDING #2	0	C-UNITS	0
BUILDING #3	0	F1-UNITS	0
BUILDING #4	0	F2-UNITS	0
BUILDING #5	0	F3-UNITS	0
BUILDING #6	0	F4-UNITS	0
BUILDING #7	0	F5-UNITS	0
BUILDING #8	3	F6-UNITS	4
BUILDING #9	2	F7-UNITS	1
BUILDING #10	0	AMENITY	1
TOTAL FLOOR AREA	6	4	2
DENSITY	PROPOSED 21.72	PERMITTED 30.00	0.90
# UNITS / ACRE (NET)	0.71	0.90	
F.A.R. NET			
AMENITY AREA			
INDOOR AMENITY	720 ft ²	REQUIRED	1,856 ft ²
OUTDOOR AMENITY	2,537 ft ²	REQUIRED	1,856 ft ²
PARKING			
RESIDENT PARKING (2 PER UNIT)	14	REQUIRED	102
Sub-total Resident Parking	116	REQUIRED	116
Visitor (0.2 PER UNIT)	12	REQUIRED	12
Sub-total Visitor Parking	128	REQUIRED	128
TOTAL PARKING STALLS	128	REQUIRED	128



LEGAL ADDRESS:
 LOT 2, EXCEPT FIRSTLY PART DEDICATED ROAD ON PLAN LMP#12339; SECONDLY PART DEDICATED ROAD ON PLAN BCP#12339; PLAN B287 --AND-- LOT 13, EXCEPT FIRSTLY PART DEDICATED ROAD ON PLAN LMP#2074; SECONDLY PART DEDICATED ROAD ON PLAN BCP#12419; PLAN 27432 SECT. 25, TOWNSHIP 2, NMD.

CIVIC ADDRESS:
 16518, 16530 & 16532 FRASER HIGHWAY, SURREY, BC



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 Architecture

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 Vancouver, BC
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 F. 604 876-5080
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KEY PLAN

Anthem PROPERTIES

ISSUES	DATE
1	2015-11-18
2	2015-11-18
3	2015-11-18
4	2015-11-18
5	2015-11-18
6	2015-11-18
7	2015-11-18
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44	2015-11-18
45	2015-11-18
46	2015-11-18
47	2015-11-18
48	2015-11-18
49	2015-11-18
50	2015-11-18

PROJECT NUMBER: DC-22-2
 DRAWN BY: GRW/VW
 CHECKED BY: MB
 DATE CHECKED: 2015-06-11
 CONSULTANT:

FLEETWOOD - EAST TOWNHOMES

FLEETWOOD SURREY, BC

SITE PLAN & PROJECT DATA

A1.01

DRAWING NO.