

NO: R204

COUNCIL DATE: September 12, 2016

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **August 18, 2016**

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

FILE: **o870-20/340D & E**

SUBJECT: **Acquisition of Properties at 16589 and 16631 - 12 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the properties at 16589 - 12 Avenue (PID 006-459-323) and 16631 - 12 Avenue (PID 010-049-509) for park purposes, as illustrated on the attached Appendix "I".

DISCUSSION

Property Location: 16589 - 12 Avenue and 16631 - 12 Avenue

The properties at 16589 - 12 Avenue and 16631 - 12 Avenue (the "Properties") have an aggregate site area of 7.65 acres and are located in the Highway 99 Corridor Local Area Plan. Significant portions of both Properties contain the primary channels of Fergus and Carlson Creeks, which are significant tributaries of the Little Campbell River. The Properties are directly adjacent to the Fergus Watershed Biodiversity Preserve Park, which has been identified as one of the City's highest priorities for protection in the Biodiversity Conservation Strategy.

Zoning, Plan Designations, and Land Uses

The subject Properties are zoned as RA (One Acre Residential) and designated Mixed Employment in the Official Community Plan. The Highway 99 Corridor Local Area Plan designated the riparian areas as parkland. The riparian areas affect a significant portion of the Properties. The Highest and Best Use of the northern portion of the Properties is as a riparian protection area, and the Highest and Best Use of the southern portion of the Properties is as a medium term holding site for mixed employment development.

Purpose of the Acquisition

The acquisition of the Properties will provide for additional parkland to protect the Fergus, Carlson and Little Campbell watersheds, as envisioned under the Highway 99 Corridor Local Area Plan and the Biodiversity Conservation Strategy. The remnant, unencumbered areas located along the southern section of the Properties may be utilized for other purposes that would be confirmed through future public consultation processes.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of the Properties. 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 September 14, 2016. Sale completion will take place upon registration in the Land Title Office.

Funding for Purchase

The Finance & Technology Department has confirmed that funds for this acquisition are available in the Park Acquisition Program.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Properties supports the objectives of the City's Sustainability Charter. In particular, this acquisition relates to the Sustainability Charter theme of Ecosystems. Specifically, this acquisition supports the following Desired Outcomes:

- Natural Areas, Biodiversity and Urban Forest 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 Highway 99 Corridor Local Area 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

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Subject Property
16589 - 12 Avenue

Subject Property
16631 - 12 Avenue

LEGEND

- Subject Properties
- Crown Provincial
- Parks
- Creek

Produced by GIS Section: 16-Aug-2016, JJR

Date of Aerial Photograph: March 30, 2016

Scale: 1:4,000

0 40 M



SUBJECT PROPERTIES 16589 & 16631 - 12 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: \\File-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_16589-16631_12Ave_AP.mxd