

NO: R216

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **August 25, 2016**

FROM: **General Manager, Engineering** FILE: **o870-20/402C**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 10927 - 144 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property located at 10927 - 144 Street (PID 008-453-144) for park purposes, as illustrated on the attached Appendix "I".

DISCUSSION

Property Location: 10927 - 144 Street

The property at 10927 - 144 Street (the "Property") is located in the Bonaccord Creek Park area of Whalley. The Property has an area of 23,048 ft.² (0.53 acres) and is improved with a single-family detached dwelling.

Zoning, Plan Designations, and Land Uses

The Property is zoned RF (Single Family Residential) and designated Urban in the Official Community Plan. The Highest and Best Use for the Property is the existing use, as a single-family home site.

Purpose of the Acquisition

The Property is identified within the Biodiversity Conversation Strategy, and is part of a regional habitat corridor connecting Green Timbers Urban Forest to the Fraser River. This acquisition will provide parkland for the extension of Bonaccord Creek Park towards Invergarry Park. The Port Mann Greenway between City Centre and the Port Mann Bridge is also planned along 144 Street.

Contract of Purchase and Sale

A purchase and sale 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 October 5, 2016. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding

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

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property 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 DO1: Parks, natural areas, urban forest and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife; and
- Green Infrastructure SD9: Continue to acquire Surrey's Green Infrastructure Network (GIN) as determined in the Biodiversity Conservation Strategy, including through a financial strategy.

CONCLUSION

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

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

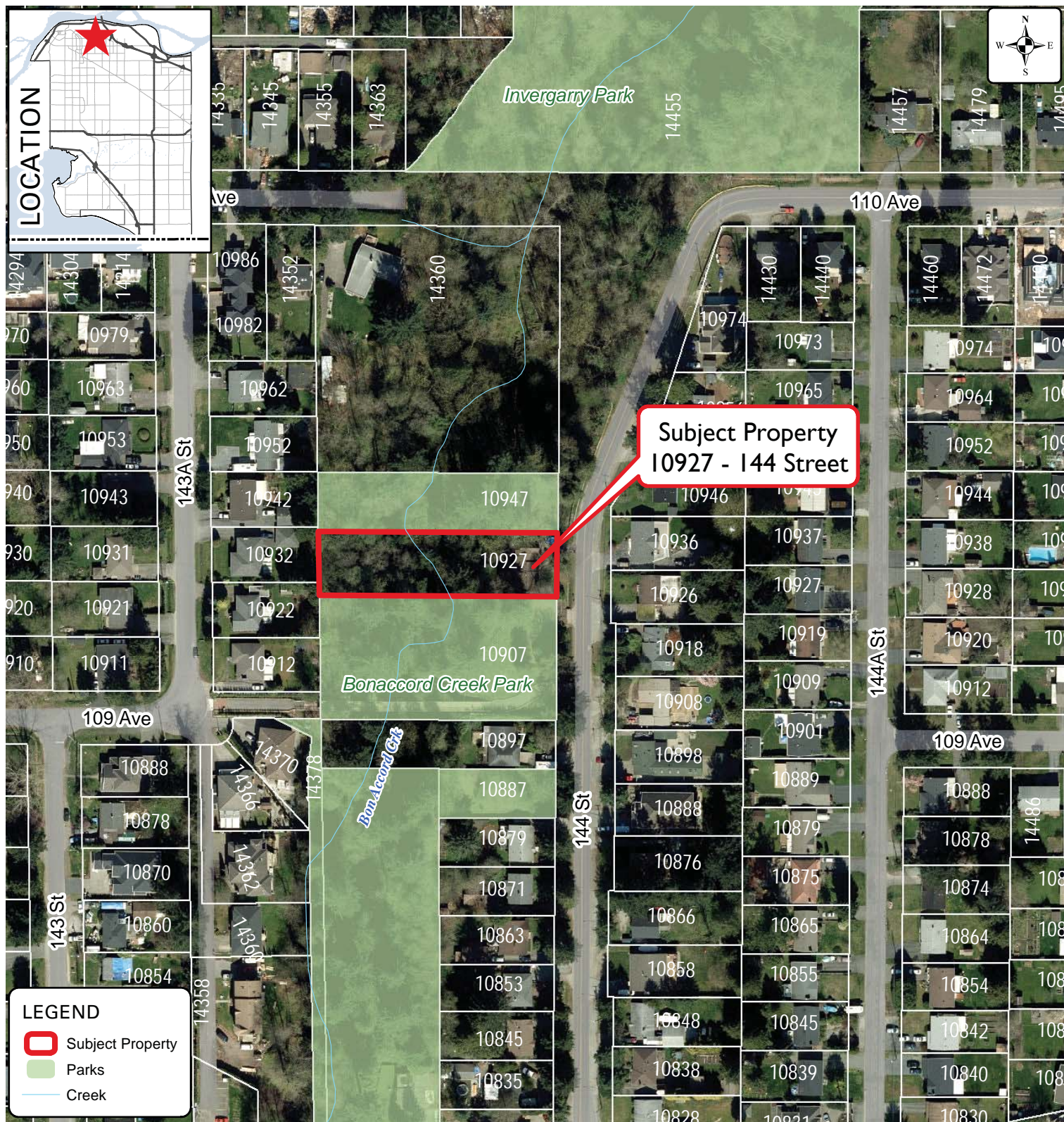
Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix "I" - Aerial Photograph of the Property at 10927 - 144 Street

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 23-Aug-2016, JJR

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000 0 20 M



SUBJECT PROPERTY 10927 - 144 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: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_10927_144St_AP-v2.mxd