

NO: **R269**

COUNCIL DATE: **December 19, 2016**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **December 1, 2016**

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

FILE: **0870-20/528A**

SUBJECT: **Acquisition of Property at 5750 Panorama Drive**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a 3,180 m² (0.786 acre) portion of the property at 5750 Panorama Drive (PID 023-208-732) as illustrated on the attached Appendix "I".

DISCUSSION

Property Location: 5750 Panorama Drive

The property at 5750 Panorama Drive (the "Property") is located in the South Newton Neighbourhood Concept Plan. The related Development Application No. 7914-0286-00 received preliminary layout approval on August 9, 2016. An area of 3,180 m² (0.786 acre) from the Property is being acquired as a park as illustrated on the plan attached as Appendix "I" to this report. The remainder of the Property is being developed in phases with approximately 181 townhouse units, 106 apartment units and a commercial plaza, as generally and conceptually illustrated in Appendix "II" attached to this report.

Zoning, Plan Designations, and Land Uses

The subject property is zoned CD (Comprehensive Development) and designated Commercial in the Official Community Plan. The NCP designation of the Property is Institutional. The Highest and Best Use of the Property is deemed to be development along RM-30, RM-70, and Community Commercial guidelines.

Purpose of the Acquisition

The proposed neighbourhood park identified as proposed Lot 4 on the attached Appendix "I" will provide linkage from Springwood Forest Park located to the north and important connectivity in the surrounding community. The park is included within the development to ensure that all residents are provided with open space and outdoor amenities within walking distance.

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 December 21, 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, this acquisition relates to the Sustainability Charter themes of Built Environments and Neighbourhoods and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly; and
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness and have opportunities for social interaction in their neighbourhoods and community.

FUNDING

The Finance & Technology 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 within the South Newton neighbourhood.

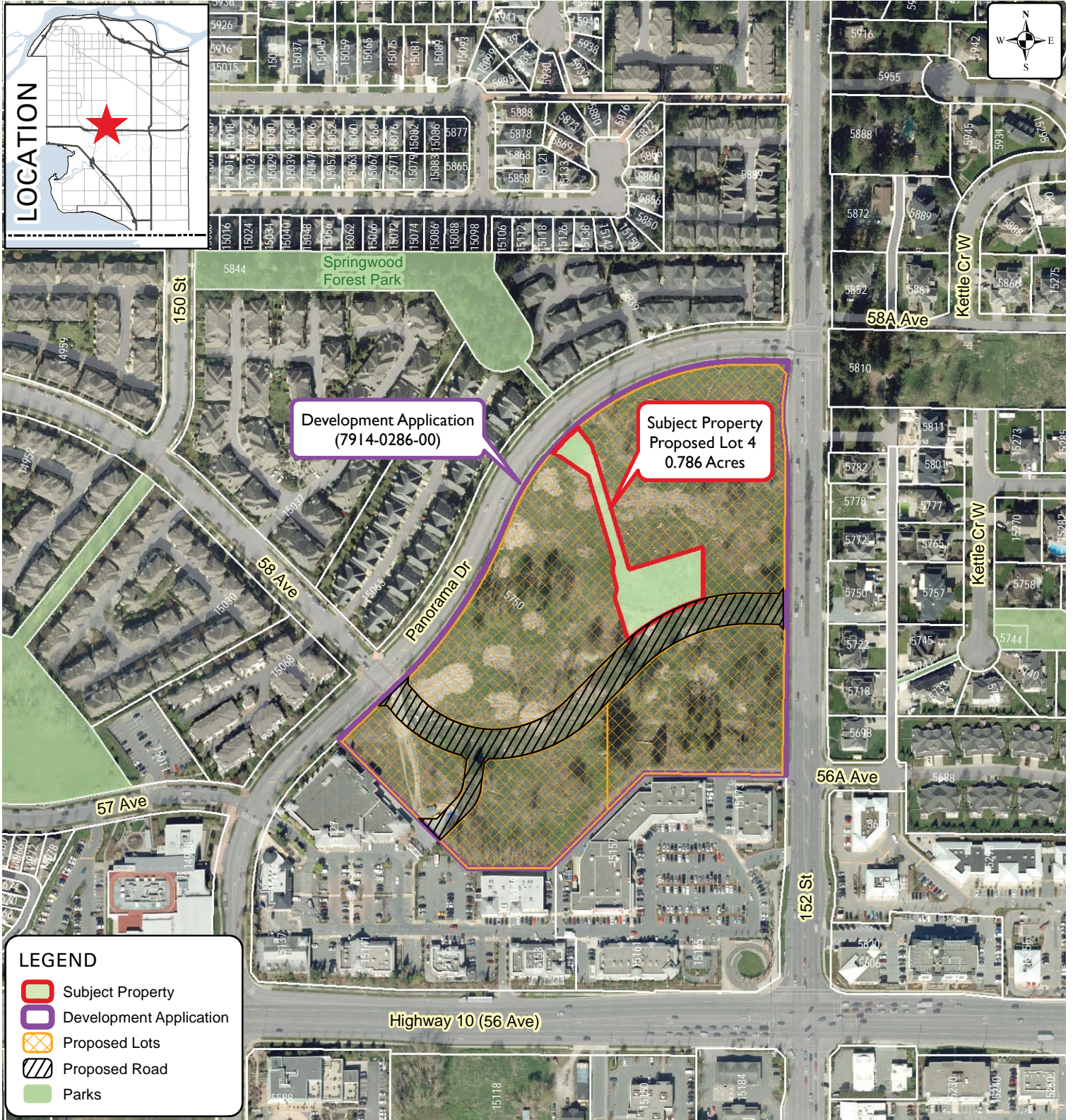
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/js/cc

Appendix "I" - Aerial Photograph of the Property at 5750 Panorama Drive
Appendix "II" - Development Phasing Plan (Panorama Drive Development)

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 01-Dec-2016, C9W

Date of Aerial Photograph: March 30, 2016

Scale: 1:3,500 0 30 M








SUBJECT PROPERTY
5750 - Panorama Drive

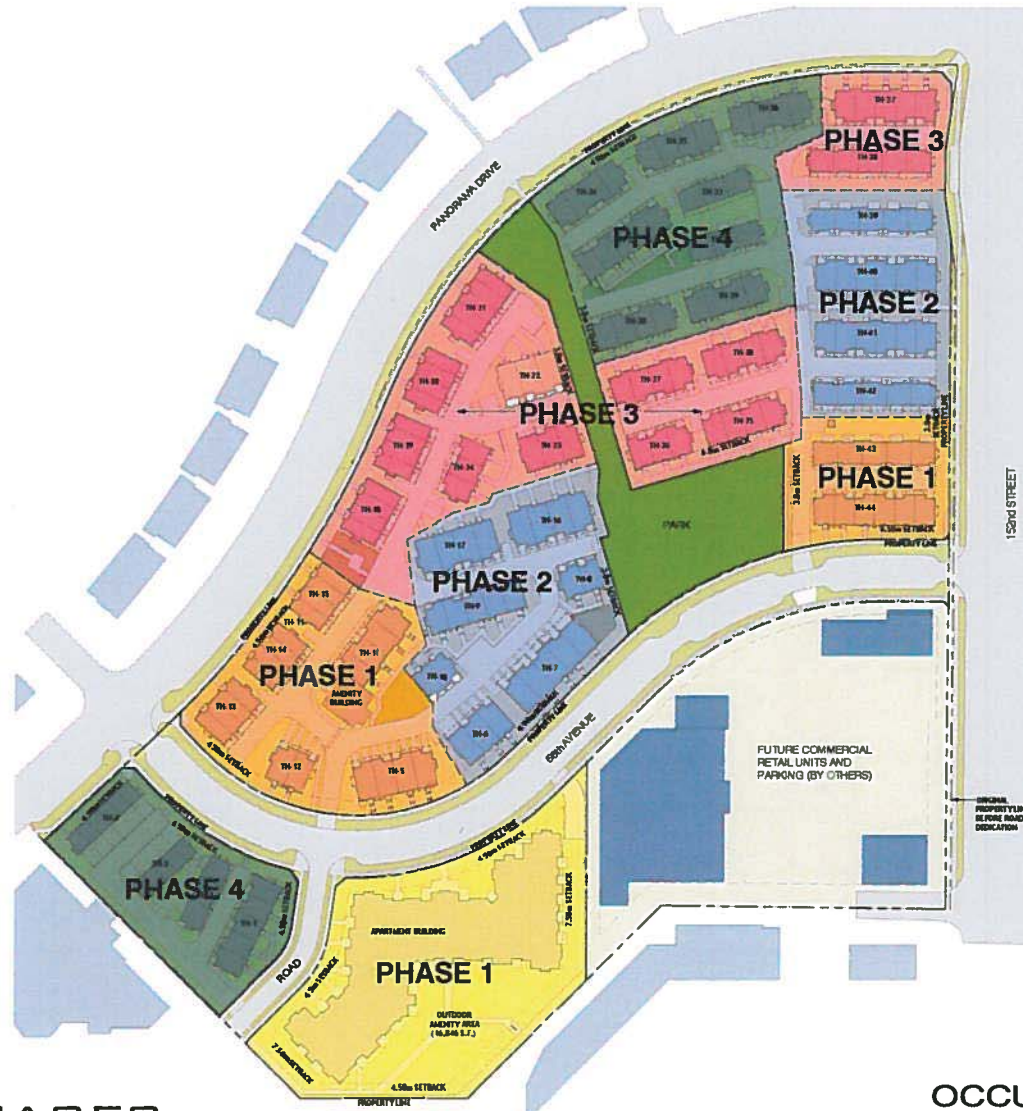
ENGINEERING
DEPARTMENT

PANORAMA DRIVE DEVELOPMENT

5750 PANORAMA DRIVE, SURREY, BC

OCCUPANCY PHASE LEGEND

TOWNHOMES	MAXIMUM NUMBER OF UNITS OCCUPIED	MAXIMUM UNITS OCCUPIED BY
 PHASE 1	33 + INDOOR AMENITY	MARCH 2018
 PHASE 2	47 (60)	NOVEMBER 2018
 PHASE 3	51 (131)	NOVEMBER 2019
 PHASE 4	50 (181)	NOVEMBER 2020
RENTAL APARTMENTS		
 PHASE 1	108	JULY 2018



OCCUPANCY PHASES
1" = 80'-0"

OCCUPANCY PHASES
SD9-2A

APPENDIX "II"