

NO: R009

COUNCIL DATE: January 16, 2017

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **December 20, 2016**

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

FILE: **o870-20/464A**

SUBJECT: **Acquisition of Property at 8050 - 144 Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 8050 - 144 Street (PID No. 010-038-710), for greenway and park purposes, as illustrated on the attached Appendix "I".

DISCUSSION

Property Description

The property at 8050 -144 Street (the "Property") is located in the Enver Creek Neighbourhood and is a slightly irregular shaped 12,439 m² (3.07 acre) parcel. The Property is encumbered by a BC Hydro right-of-way overhead power line corridor, which encompasses all but a triangular shaped 1,475 m² (0.36 acre) portion in the southwest corner of the Property. Most of the encumbered area is planted in blueberries. An older home originally located within the unencumbered front southwest corner of the Property was destroyed by fire in 2014.

Zoning, Plan Designations, and Land Uses

The Property is zoned One Acre Residential ("RA") and is designated Suburban in the Official Community Plan.

DISCUSSION

Purpose of the Acquisition

Acquisition of the Property will provide parkland for the expansion of British Manor Park and connectivity of the Surrey Lake Greenway. The Property is an important component in the linking of the surrounding neighbourhoods, and connecting the in-service greenway located west of 144 Street with existing parklands located immediately to the south and east of the Property that have no street frontage.

Contract of Purchase and Sale

A contract of purchase and sale (the “Contract”) has been negotiated with and accepted by the owner of the Property. The Contract is supported by an appraisal that was completed by an accredited, independent appraiser. The Contract is subject to City Council approval on or before February 8, 2017. Sale completion will take place upon registration of transfer documentation 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 Property supports the objectives of the City’s Sustainability Charter. In particular, the proposed purchase relates to the Sustainability Charter theme of Built Environment and Neighbourhood and Health and Wellness. Specifically, the acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO4: Surrey’s neighbourhood are safe, accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Wellness and Recreation DO9: Pedestrian and cycling infrastructure promotes walking and cycling for travel to work, school, services and recreation.

CONCLUSION

The terms of the contract are considered reasonable. This acquisition will provide a valuable expansion to British Manor Park and connectivity of the Surrey Lake Greenway in the Enver Creek area of Newton.

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

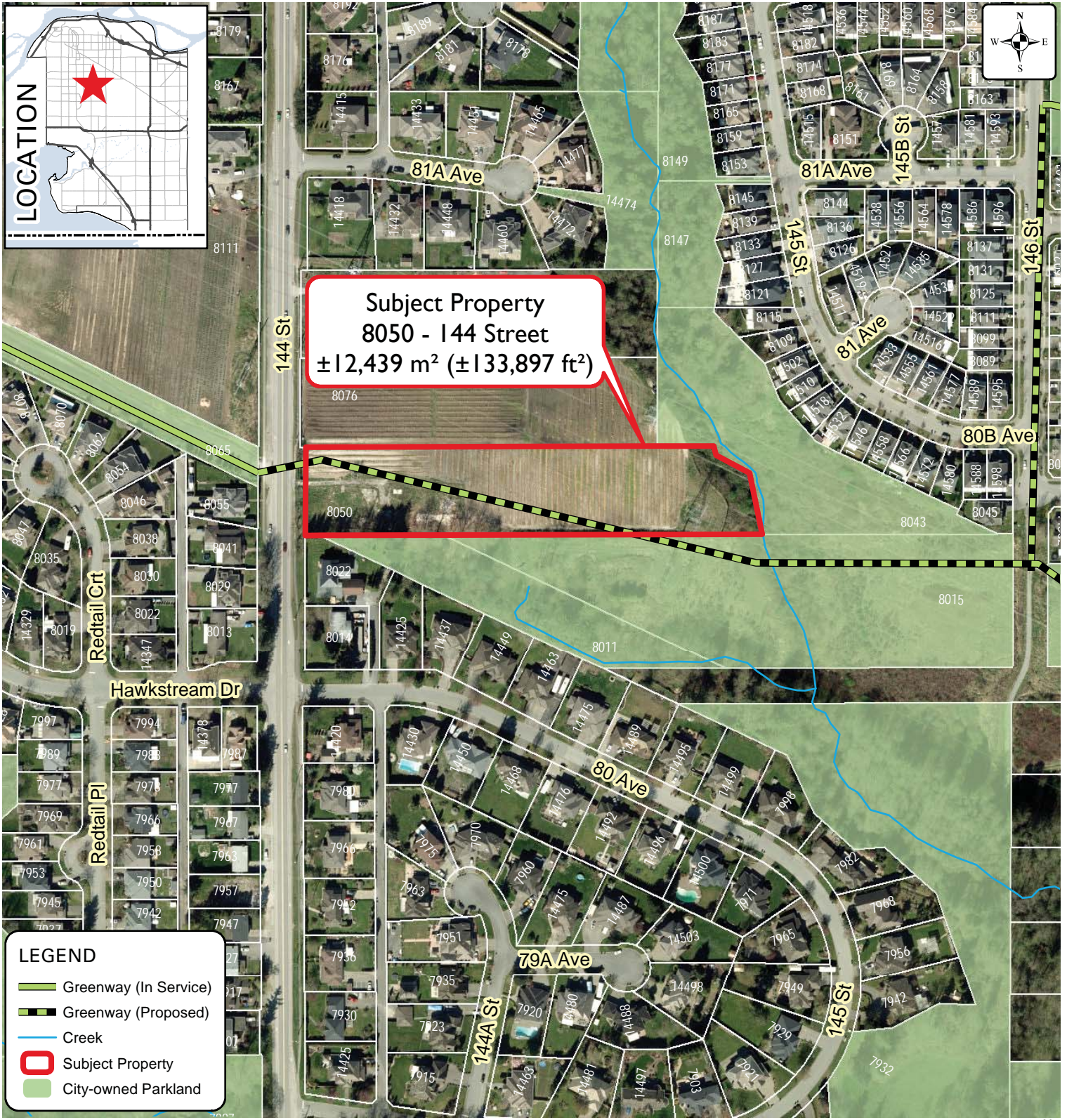
Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix “I” - Aerial Photograph of Site

AW/amg/ras

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 15-Dec-2016, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:3,000 0 25 M



SUBJECT PROPERTY
8050 - 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.