

NO: R024

COUNCIL DATE: February 6, 2017

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **February 2, 2017**

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

FILE: **o870-20/428D**

SUBJECT: **Acquisition of Property at 16685 - 24 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase, for parkland purposes, the property at 16685 - 24 Avenue (PID No. 006-252-605), as illustrated on the attached Appendix "I".

DISCUSSION

Property Description

The property at 16685 - 24 Avenue (the "Property") is located within the Orchard Grove Neighbourhood Concept Plan ("Orchard Grove NCP") area, has a parcel size of 9,679 m² (2.39 acres) and is being acquired for park purposes. The Property is in close proximity to the new Grandview Heights Aquatic Centre.

Zoning, Plan Designations, and Land Uses

The Property is zoned as RA (One Acre Residential) and designated wholly as park in the Orchard Grove NCP. The Highest and Best Use of the Property, absent the park designation, would be consolidation with neighbouring parcels and developed under a multi-family concept at a density of 15 – 30 UPA with townhousing or row housing design within the northern portion of the Property, and condo-apartment design within the southern portion of the Property.

Purpose of the Acquisition

When the Property is consolidated with the three adjoining parcels, the resulting park site will have an overall area of 6.60 acres (2.67 ha), and will provide a Neighbourhood Park in the rapidly growing Grandview Heights Community. As illustrated in the attached Appendix "II", the Property is identified in the context of the proposed Neighbourhood Park pursuant to the Orchard Grove NCP.

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 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 themes of Built Environment and Neighbourhoods, and Ecosystems. Specifically, this acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in the Orchard Grove NCP area of South Surrey.

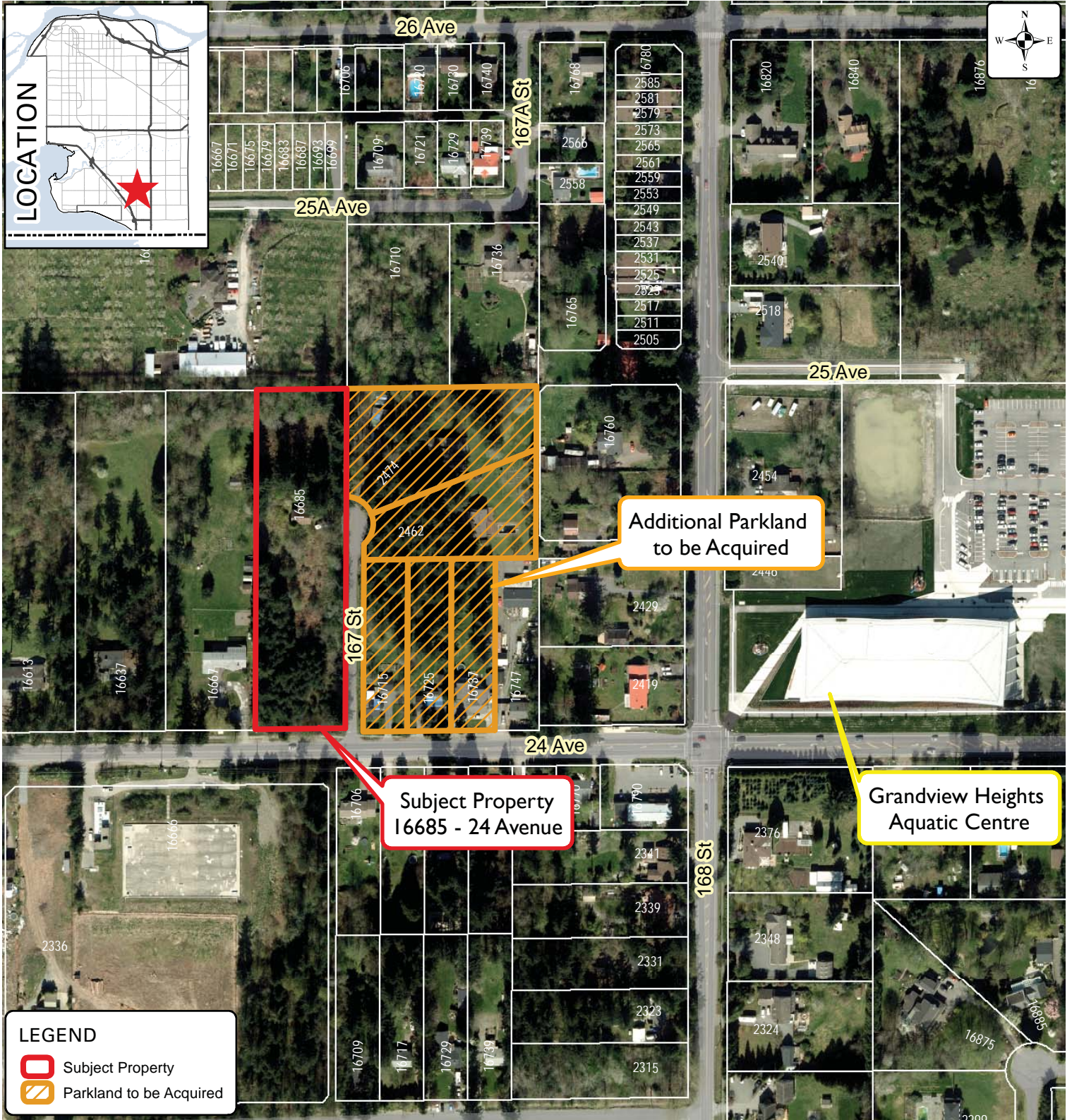
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

EE/amg/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Orchard Grove NCP (amended October 26, 2016)

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 02-Feb-2017, JJR

Date of Aerial Photograph: March 30, 2016

Scale: 1:3,000 0 30 M



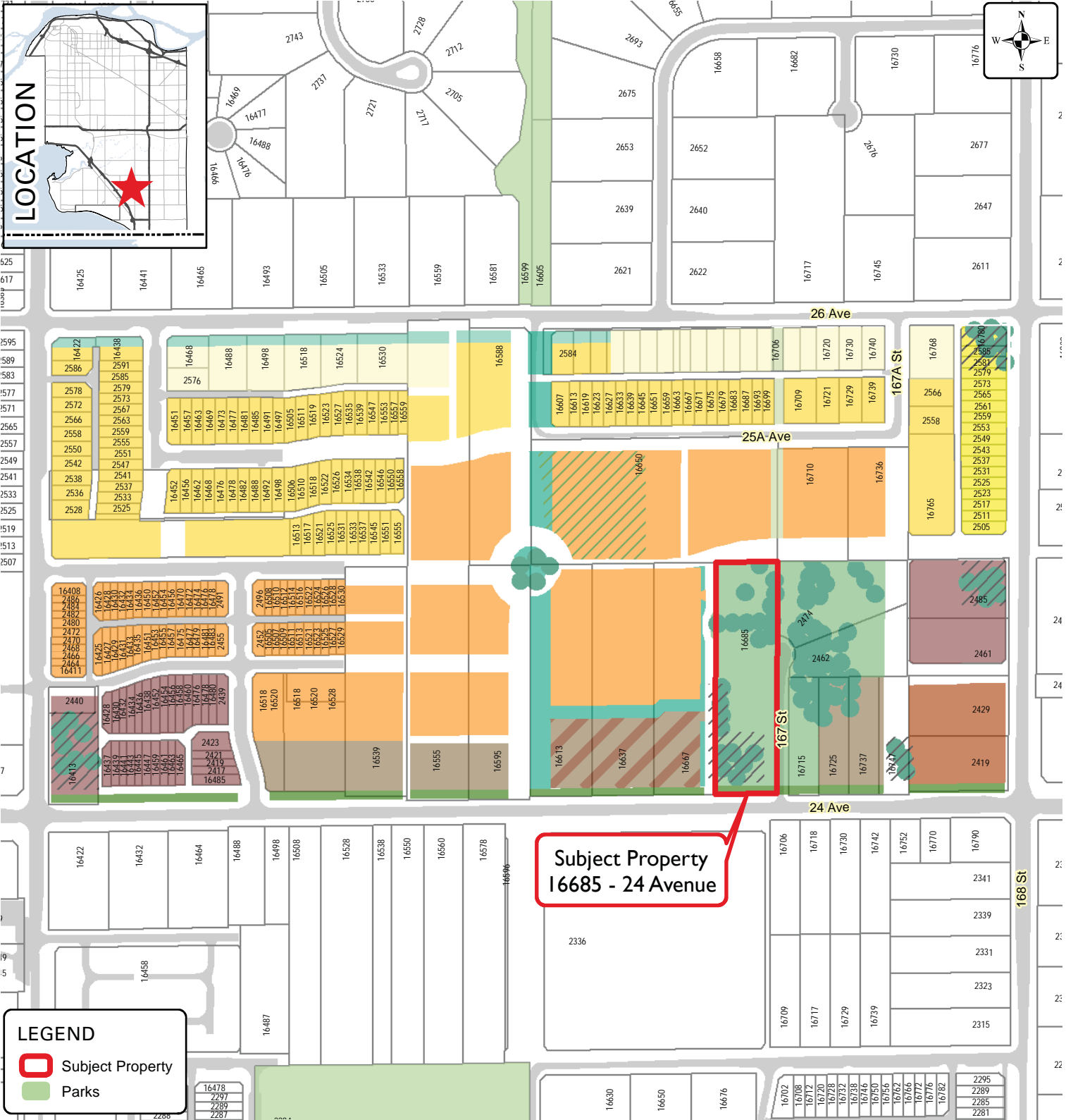
SUBJECT PROPERTY
16685 - 24 Avenue

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\CW_16685_24Ave.mxd

ORCHARD GROVE NCP



Produced by GIS Section: 24-Jan-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:4,384

0 40 M



SUBJECT PROPERTY
16685 - 24 Avenue

ENGINEERING
DEPARTMENT

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