

NO: R077

COUNCIL DATE: April 24, 2017

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 12, 2017**

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

FILE: **0870-20/517A**

SUBJECT: **Acquisition of Property at 7414 - 184 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 7414 – 184 Street (PID No.005-375-126), for parkland purposes, as illustrated on the attached Appendix “I”.

## DISCUSSION

### Property Description

The property at 7414 - 184 Street (the “Property”) is located in the West Clayton Neighbourhood Concept Plan (“NCP”), has a parcel size of 7,958 m<sup>2</sup> (1.97 acres) and is being acquired for park purposes.

### Zoning, Plan Designations and Land Uses

The Property is zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the Property to be acquired is as a residential holding property for future development, potentially as small single-family lots, within the West Clayton NCP when services would be available.

### Purpose of the Acquisition

The Property will create a future small neighbourhood park located along the Hazelgrove Greenway. The Hazelgrove Greenway alignment is conceptually depicted on the attached Appendix “II”. Hazelgrove Greenway is a mixed on-street and off-street multi-use pathway, running east-west through the centre of the West Clayton NCP area, linking neighbourhood park sites in the West Clayton NCP with the East Clayton NCP to the east.

### Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners 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 April 26, 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 Health and Wellness. 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
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

## **CONCLUSION**

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

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

Laurie Cavan,  
General Manager,  
Parks, Recreation & Culture

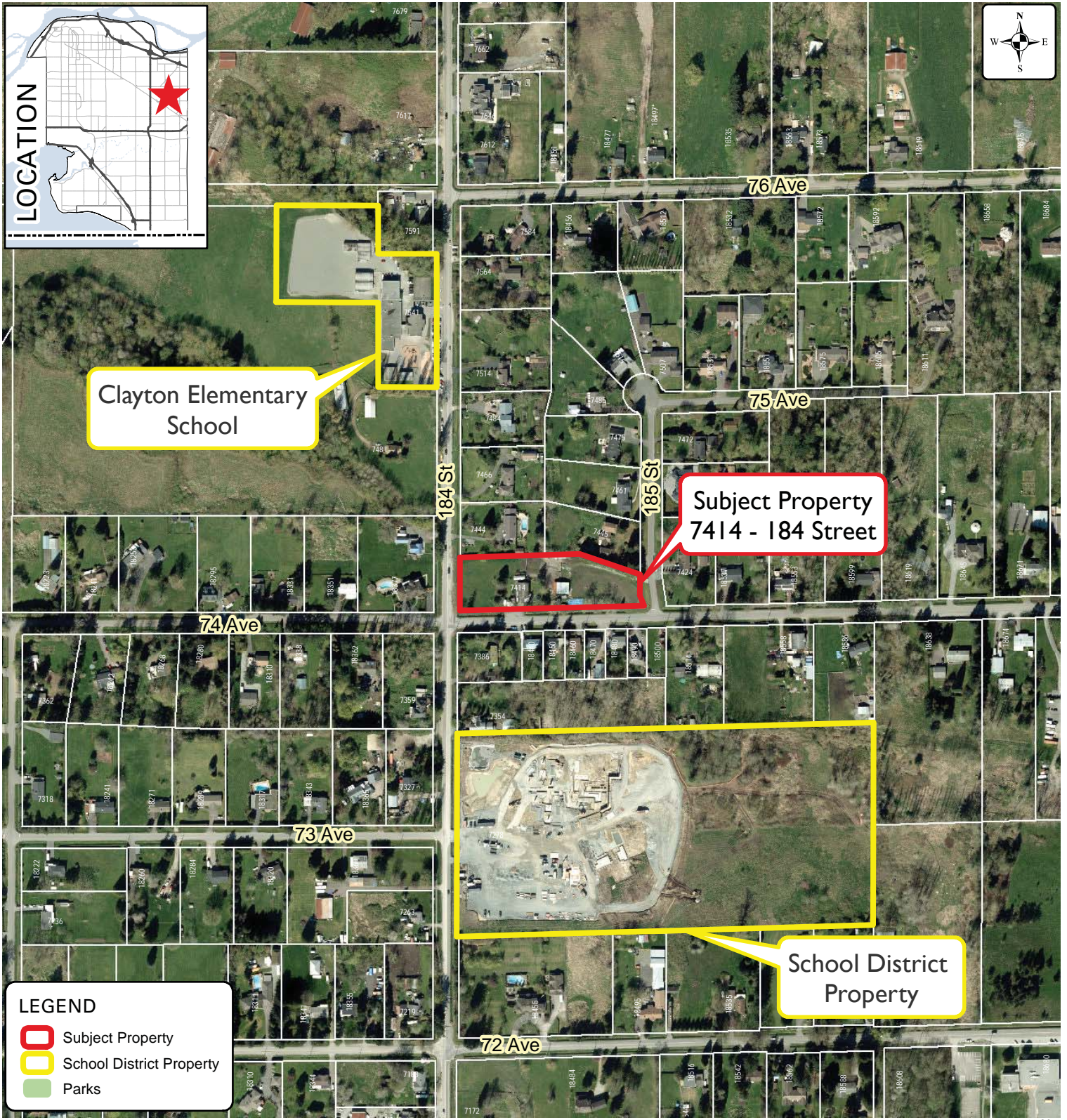
EE/amg/cc

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Portion of West Clayton Neighbourhood Concept Plan



# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



Produced by GIS Section: 23-Mar-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:5,000 0 40 M



## SUBJECT PROPERTY 7414 - 184 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\P20\_rty\_7414-184St\_API.mxd













LOCATION



**LEGEND**

-  Hazelgrove Greenway
-  Subject Property
-  Medium Density Cluster
-  Urban Residential (10+4 UPA Bonus)
-  Townhouse Residential (22+5 UPA Bonus)
-  Urban/Townhouse Flex
-  Neighbourhood Commercial
-  Landscape Buffer
-  Proposed Park
-  Existing Elementary School
-  Proposed Elementary School
-  Future School/Park
-  Creek Buffer Class A and Class AO
-  Day-Lighted Creek Buffer
-  Creek Buffer Class B

Produced by GIS Section: 13-Apr-2017, P205934

Scale: 1:3,000 



## West Clayton NCP

**ENGINEERING DEPARTMENT**

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