

REGULAR COUNCIL

TO: Mayor and Council **DATE: May 17, 2017**

FROM: General Manager, Engineering **FILE: 0870-20/497A**
General Manager, Parks, Recreation & Culture

SUBJECT: Acquisition of Property at 14391 Crescent Road

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 14391 Crescent Road (PID No.011-216-808), as illustrated on the attached Appendix "I" for parkland, watercourse and pond protection, and sanitary sewer right-of-way purposes.

DISCUSSION

Property Description

The property at 14391 Crescent Road (the "Property") is located in the Elgin community of South Surrey, has a parcel size of 16,560 m² (4.08 acres) and is being acquired for the joint purposes of parkland, drainage and sanitary sewer.

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 is as an estate parcel.

Purpose of the Acquisition

The Property is being acquired for three reasons:

- Park:** Existing parkland is located adjacent to the Property, and it is envisioned with the City's purchase of this Property additional parkland area will be available to provide access to the banks of the Nicomekl River for residents on foot or in canoes and kayaks.
- Drainage:** The City's Drainage Section will realize benefits, as this purchase will bring the head waters of Elgin Creek into public ownership as well as a significant area contained within the Nicomekl 200-Year Floodplain.
- Sanitary:** A minor portion of the Property could accommodate a corridor for a sanitary sewer right-of-way.

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 May 29, 2017. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

The Finance & Technology Department has confirmed that funds for this acquisition are jointly available from the Parks, Recreation & Culture Department and from the Utilities Division (Drainage Section and Sewer Section).

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, Ecosystems, Health and Wellness, and Infrastructure. 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;
- Neighbourhoods and Urban Design SD 10: Increase public access to waterfront areas intended for recreation;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats;
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees; and
- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing parkland, watercourse and pond protection, and a sanitary sewer corridor in the Elgin community of South Surrey.

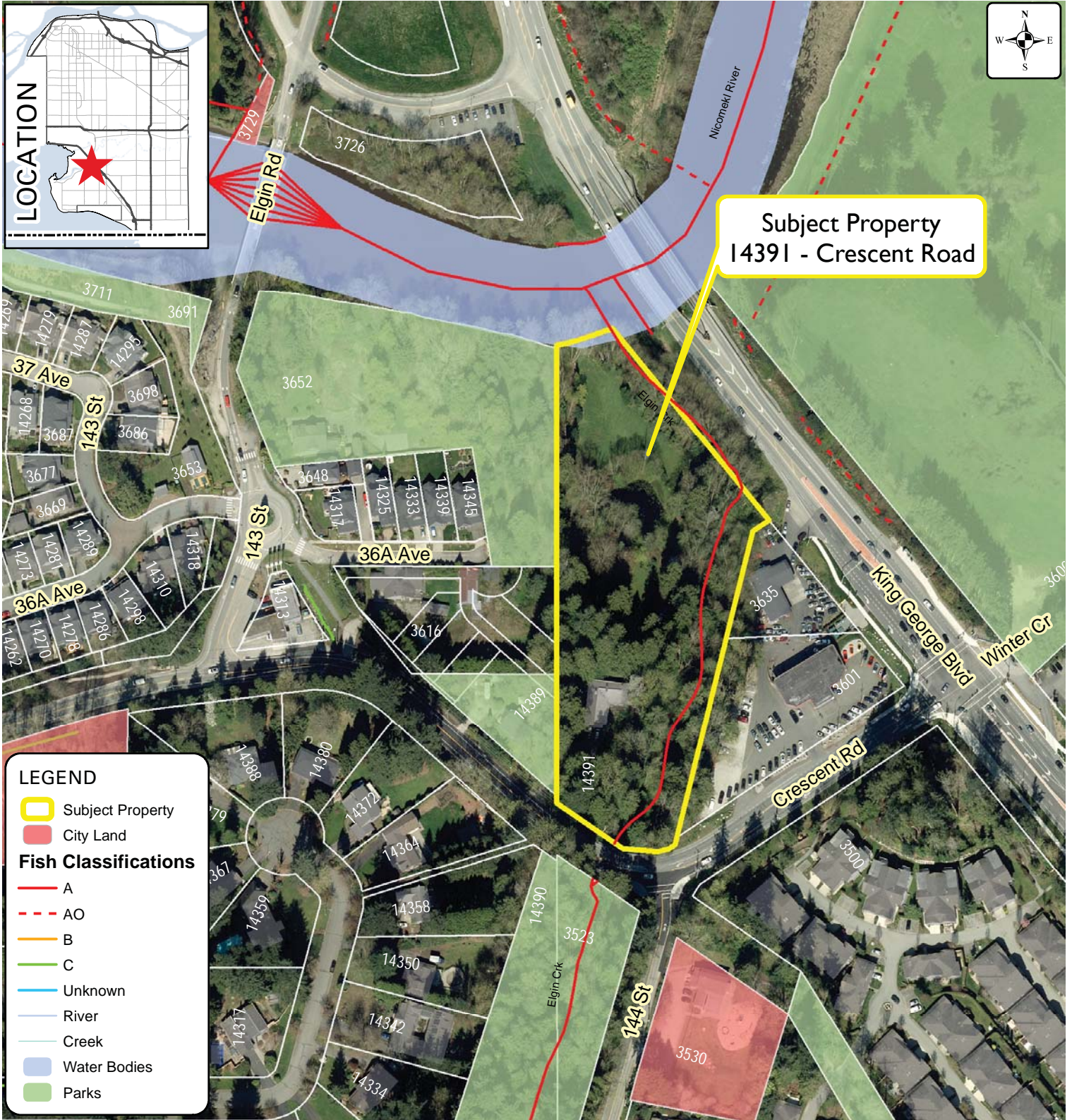
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

FS/EE/NR/amg/cc

Appendix "1" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



Subject Property
14391 - Crescent Road

LEGEND

- Subject Property
- City Land
- Fish Classifications**
- A
- AO
- B
- C
- Unknown
- River
- Creek
- Water Bodies
- Parks

Produced by GIS Section: 12-May-2017, P123723

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500

0 20 M



SUBJECT PROPERTY
14391 - CRESCENT ROAD

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.