

NO: R162

COUNCIL DATE: July 24, 2017

---

## REGULAR COUNCIL

**TO: Mayor and Council** **DATE: July 20, 2017**

**FROM: General Manager, Engineering** **FILE: 0870-20/514A&B**  
**General Manager, Parks, Recreation & Culture**

**SUBJECT: Acquisition of Portions of Properties at 7414 – 194 Street and 7405 – 196 Street**

---

## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a portion of the properties at 7414 – 194 Street (PID: 002-406-306) and 7405 – 196 Street (PID: 003-568-954) for park/linear pathway purposes, as illustrated on the attached Appendix “I”.

## BACKGROUND

### **Property Locations: 7414 – 194 Street and 7405 – 196 Street**

The properties at 7414 – 194 Street and 7405 – 196 Street (the “Properties”) are located in the East Clayton Neighbourhood Concept Plan (“NCP”) Extension – North of 72 Avenue Area. The related Development Application No. 7914-0190-00 received an initial Preliminary Layout Approval (“PLA”) on January 23, 2015, with subsequent PLA extensions to July 23, 2017. A total of 2,910 m<sup>2</sup> (0.72 acre) from the Properties, illustrated on the aerial photograph attached as Appendix “I” to this report, is being acquired as a park/linear pathway. The remainder of the Properties are being developed into two separate parcels, as generally and conceptually illustrated in Appendix “II” attached to this report, in order to accommodate approximately 129 townhouse units. A portion of park/linear pathway is being acquired along the western portion of Lot 1, and a portion of park/linear pathway is being acquired along the eastern portion of Lot 2. Lot 2 is a hooked lot to be separated by the road extension of 194A Street.

### **Zoning, Plan Designations and Land Uses**

The subject Properties are zoned as RA (One Acre Residential) and designated Urban in the Official Community Plan. The highest and best use of the portion of the Properties to be acquired is for holding property pending completion of the rezoning process for townhouses.

## DISCUSSION

### **Purpose of the Acquisitions**

The purpose of these parkland acquisitions is for a linear park to connect residents from the north end of East Clayton to central Clayton. These linear parks serve as important corridors for residents to walk and cycle and also provide valuable green infrastructure services including storm water infiltration and habitat connectivity.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Properties. 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 July 24, 2017. Sale completion will take place upon registration of the subdivision in the Land Title Office.

## **Funding for Purchase**

The Finance Department has confirmed that funds for these acquisitions are available in the Park Acquisition Program.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Properties portions supports the objectives of the City's Sustainability Charter. In particular, these acquisitions relate to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, these acquisitions support the following Desired Outcomes:

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhoods 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
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. These acquisitions will assist in providing park/open space in the East Clayton NCP Extension – North of 72 Avenue Area.

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

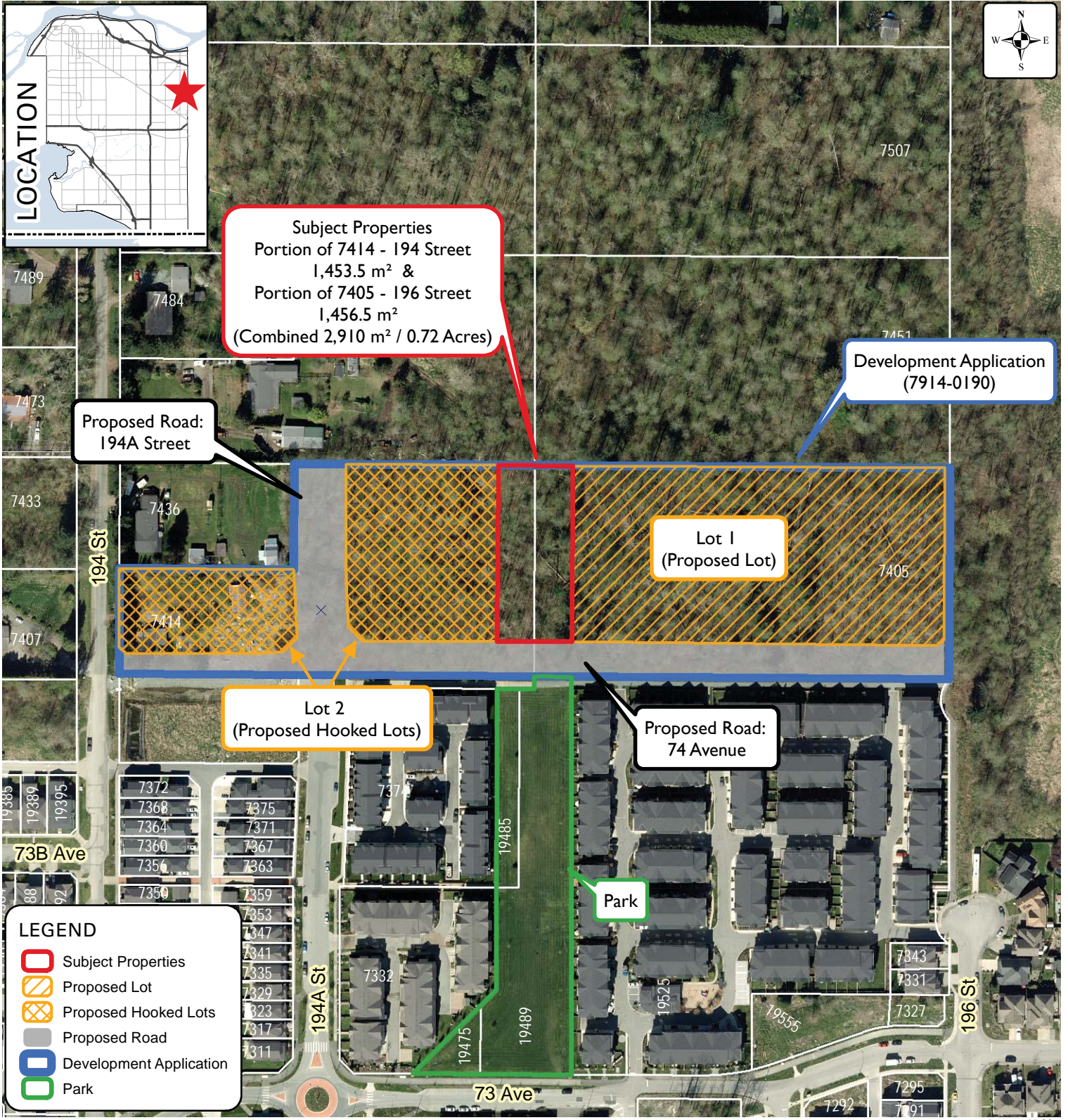
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

Appendix "II" - Preliminary Layout Approval for Townhouse Site

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 18-Jul-2017, C9W

Date of Aerial Photograph: March 30, 2016

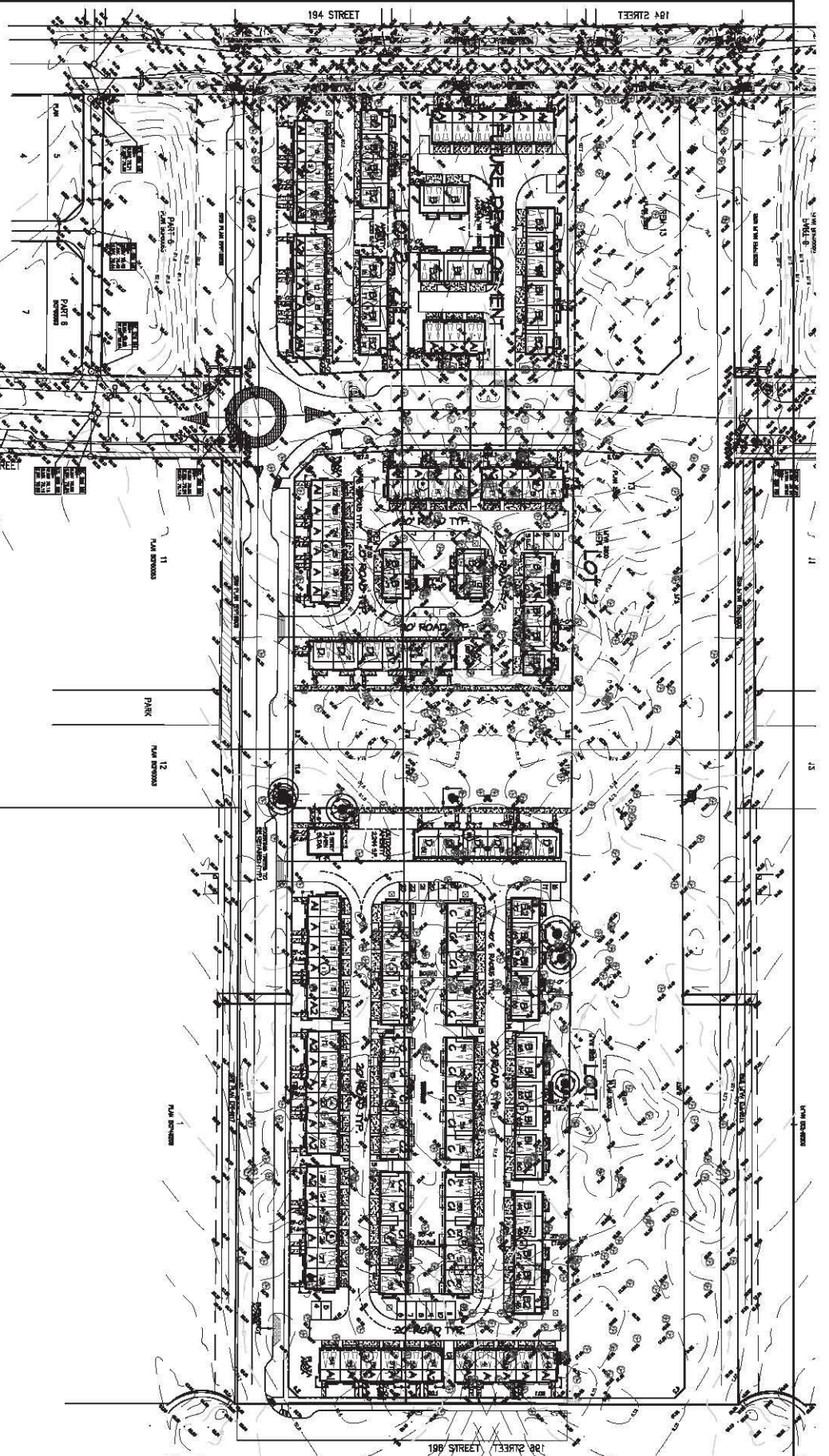
Scale: 1:2,500

0 20 M



**SUBJECT PROPERTIES**  
 Portion of 7414 - 194 Street &  
 7405 - 196 Street

**ENGINEERING  
 DEPARTMENT**



**UNIT BREAKDOWN**

UNIT TYPE	# OF BEDRMS	GARAGE TYPE	# OF UNITS	BSMT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. / UNIT	TOTAL S.F.
UNIT TYPE 'A'	3 BEDROOM	DOUBLE GARAGE	54 UNITS	244 S.F.	650 S.F.	646 S.F.	1540 S.F.	54,000 S.F.
UNIT TYPE 'W'	3 BEDROOM	DOUBLE GARAGE	10 UNITS	244 S.F.	650 S.F.	711 S.F.	1,600 S.F.	16,000 S.F.
UNIT TYPE 'M'	3 BEDROOM	DOUBLE GARAGE	2 UNITS	244 S.F.	650 S.F.	696 S.F.	1,540 S.F.	3,080 S.F.
UNIT TYPE 'M'	3 BEDROOM	DOUBLE GARAGE	2 UNITS	244 S.F.	650 S.F.	696 S.F.	1,540 S.F.	3,080 S.F.
UNIT TYPE 'B'	3 BEDROOM	DOUBLE GARAGE	71 UNITS	271 S.F.	654 S.F.	749 S.F.	1,729 S.F.	122,771 S.F.
UNIT TYPE 'B'	3 BEDROOM	DOUBLE GARAGE	4 UNITS	281 S.F.	650 S.F.	744 S.F.	1,675 S.F.	6,700 S.F.
UNIT TYPE 'B'	3 BEDROOM	DOUBLE GARAGE	5 UNITS	260 S.F.	654 S.F.	748 S.F.	1,662 S.F.	8,310 S.F.
UNIT TYPE 'B'	3 BEDROOM	DOUBLE GARAGE	2 UNITS	204 S.F.	654 S.F.	748 S.F.	1,600 S.F.	3,200 S.F.
UNIT TYPE 'V'	3 BEDROOM	DOUBLE GARAGE	10 UNITS	71 S.F.	728 S.F.	744 S.F.	1,543 S.F.	15,430 S.F.
UNIT TYPE 'V'	3 BEDROOM	DOUBLE GARAGE	4 UNITS	80 S.F.	728 S.F.	748 S.F.	1,556 S.F.	6,224 S.F.
UNIT TYPE 'V'	3 BEDROOM	DOUBLE GARAGE	3 UNITS	200 S.F.	701 S.F.	740 S.F.	1,641 S.F.	4,923 S.F.
UNIT TYPE 'V'	3 BEDROOM	DOUBLE GARAGE	4 UNITS	200 S.F.	701 S.F.	740 S.F.	1,641 S.F.	6,564 S.F.
UNIT TYPE 'V'	3 BEDROOM	DOUBLE GARAGE	8 UNITS	284 S.F.	641 S.F.	641 S.F.	1,566 S.F.	12,528 S.F.
				<b>TOTAL</b>			<b>121 UNITS</b>	<b>200,458 S.F.</b>

**CONCEPTUAL SITE PLAN**

SCALE: 1" = 30'-0"



**DEVELOPMENT DATA**

**ZONING:** CD BASED ON R4-30

**NET SITE AREA:** 66,025 SITE AREA, 31,728 S.F., 0.348 AC, 3,489 SQ. FT., 0.080 AC, 8,450 SQ. FT., 0.192 AC

**ROAD DEDICATION:** 66,025 S.F., 1,949 AC, 0.271 HA, 749 SQ. M, 2,817 S.F., 0.065 AC, 0.711 HA, 2,140 SQ. M

**PARK DEDICATION:** 2,220 S.F., 0.71 AC, 0.271 HA, 2,140 SQ. M

**PARK DEDICATION (LOT 1):** 2,220 S.F., 0.71 AC, 0.271 HA, 2,140 SQ. M

**PARK DEDICATION (LOT 2):** 6,668 S.F., 1.671 AC, 0.540 HA, 5,925 SQ. M

**PARK DEDICATION (LOT 3):** 6,432 S.F., 0.748 AC, 0.263 HA, 5,291 SQ. M

**TOTAL:** 25,120 S.F., 5.886 AC, 2.371 HA, 25,120 SQ. M

**AVENUE SPACES:** REQUIRED, 307 SQ. M; PROVIDED, 307 SQ. M

**INDOOR PARKING:** REQUIRED, 82 SQ. M; PROVIDED, 82 SQ. M

**OUTDOOR PARKING:** REQUIRED, 397 SQ. M; PROVIDED, 397 SQ. M

**RESIDENTIAL PARKING:** REQUIRED, 124 UNITS x 2.0 SPACES = 248 SPACES; PROVIDED, 124 UNITS x 2.0 SPACES = 248 SPACES

**PROVISIONAL VISITOR PARKING:** REQUIRED, 30 SPACES; PROVIDED, 30 SPACES

**TOTAL VISITOR PARKING:** 278 SPACES

CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.P.D.	DATE: Dec. 14 14	SCALE: 1" = 30'-0"
PROJECT: 194A ST. TO 196 ST.	DRAWN:		
SHEET CONTENTS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA			
ARCHITECT: borrett dembek	194 ST. STREET, VAN TRU	PHONE: (604) 981-7100	FAX: (604) 981-2098
CLIENT: ARCHSTONE PROJECTS LTD.	PROJECT: 194A ST. TO 196 ST.	SHEET NO: AC-10	REV. NO: