

NO: R212

COUNCIL DATE: October 23, 2017

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 18, 2017**

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

FILE: **o870-20/399A**

SUBJECT: **Acquisition of Property at 12725 - 56 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council authorize:

1. The purchase of a portion of the property at 12725 - 56 Avenue (PID No. 011-412-402) for park/linear pathway purposes, as illustrated on the attached Appendix "I"; and
2. The transfer of appropriate costs from the Park Acquisition Program to the Engineering Department's Future Works Account for the Parks, Recreation & Culture Department portion of the future road construction of 127 Street and 56 Avenue fronting the proposed parkland.

DISCUSSION

Property Location: 12725 - 56 Avenue

The property at 12725 - 56 Avenue (the "Property") is located in the West Newton/Highway 10 Neighbourhood Concept Plan. The related Development Application No. 7912-0180-00 received an initial preliminary layout approval on May 30, 2016, which was extended on September 27, 2017. A total of 4,762 m² (1.18 acre) portion of the Property illustrated as Lot 4 on the aerial photograph attached as Appendix "I" to this report, is being acquired as a park/linear pathway. The remainder of the property illustrated as Lots 1, 2 and 3 on the aerial photograph attached as Appendix "I" to this report is being developed as single-family residential parcels.

Zoning, Plan Designations and Land Uses

The subject Property is zoned as RH (Half Acre Residential) and designated Suburban in the Official Community Plan. The Highest and Best Use of the portion of the Property is to be acquired is for a passive single-family residential use within the context of the pending subdivision application for the subject property.

Purpose of the Acquisition

The acquisition of this property will provide for the continuation of the linear park system in the West Newton/Highway 10 NCP area.

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 October 25, 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 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, this acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes:

- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park/open space in the West Newton/Highway 10 area.

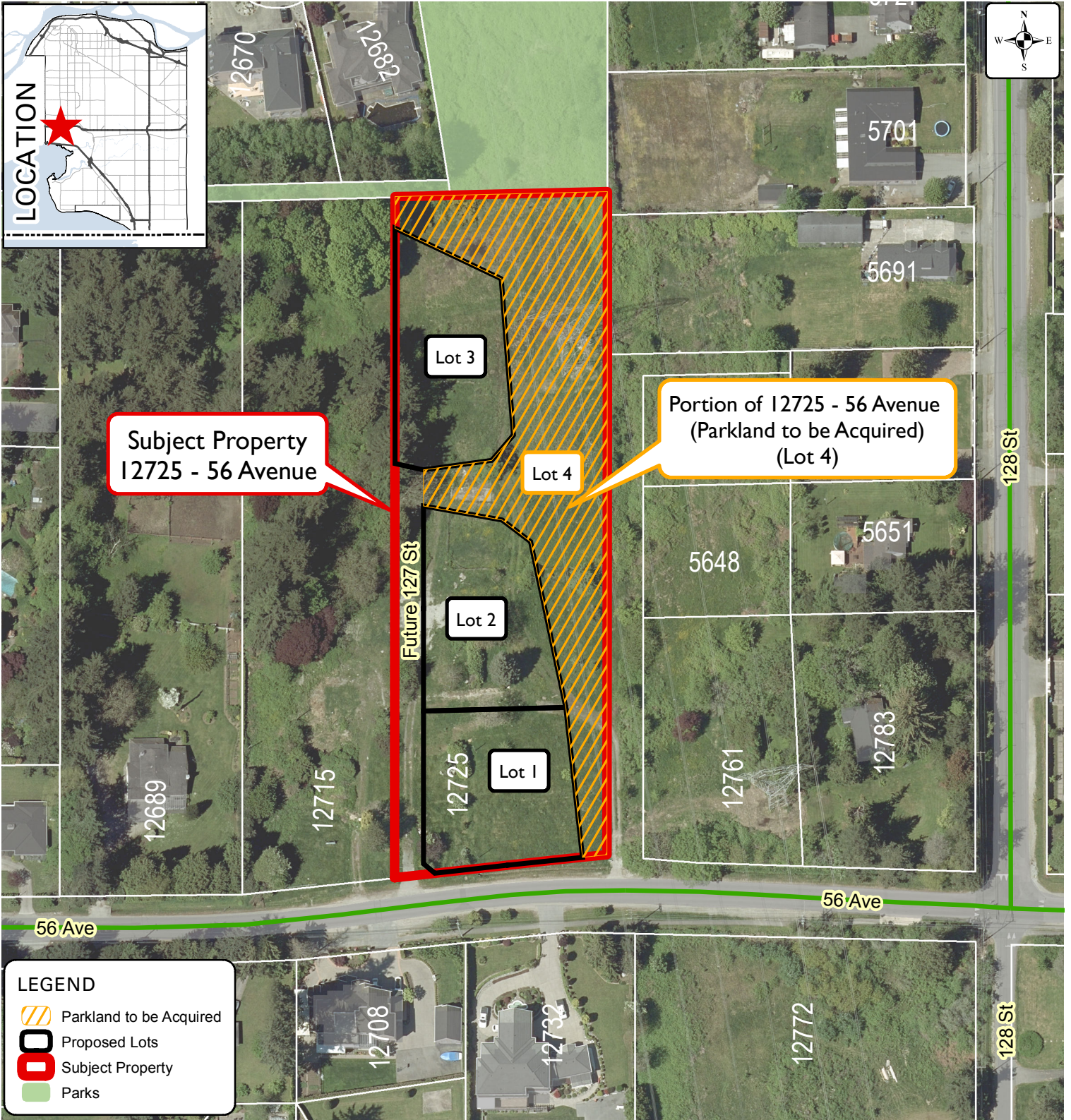
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EE/amg/cc

Appendix "1" - Aerial Photograph of Site





AERIAL PHOTOGRAPH OF SITE



Subject Property
12725 - 56 Avenue


Portion of 12725 - 56 Avenue
(Parkland to be Acquired)
(Lot 4)

LEGEND

-  Parkland to be Acquired
-  Proposed Lots
-  Subject Property
-  Parks

Produced by GIS Section: 19-Oct-2017, P205934

Date of Aerial Photograph: April 2017

Scale: 1:1,500 



SUBJECT PROPERTY
12725 - 56 Avenue (Lot 4)

**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.