

NO: R224

COUNCIL DATE: November 6, 2017

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 27, 2017**

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

FILE: **o870-20/519A**

SUBJECT: **Acquisition of Property at 18985 – 72A Avenue**

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## RECOMMENDATION

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

1. Approve the purchase of 18985 – 72A Avenue (PID: 027-857-981) for City parkland purposes, as illustrated on the attached Appendix “I”; and
2. Authorize the transfer of appropriate costs from the Parks, Recreation & Culture Department to the Engineering Department to construct a portion of the future 73 Avenue, fronting the proposed park, as illustrated on the attached Appendix “II”.

## BACKGROUND

### Property Location: 18985 – 72A Avenue

The property at 18985 – 72A Avenue (the “Property”) is located in the West Clayton Neighbourhood Concept Plan (“NCP”) area, has a parcel size of 6,498 m<sup>2</sup> (1.61 acres), and is being acquired for park purposes.

### Zoning, Plan Designations and Land Uses

The subject Property is zoned as RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the Property is as a single family residential home site under the existing RA zone.

### Purpose of the Acquisition

The acquisition of this property will complete a Neighbourhood Park for residents in both East and West Clayton. The park will potentially have a bike park for youth and other amenities, as identified through an upcoming public consultation process. The Hazelgrove Greenway will also traverse the new park, providing an alternate transportation corridor and recreational amenity.

## **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 November 20, 2017. Sale completion will take place on December 1, 2017.

## **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 theme of Built Environment and Neighbourhoods. Specifically, this acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Neighbourhoods and Urban Design SD4: Continue to plan and develop a transportation and mobility network that supports safety, placemaking and integration of neighbourhoods.

## **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 Neighbourhood Concept Plan.

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

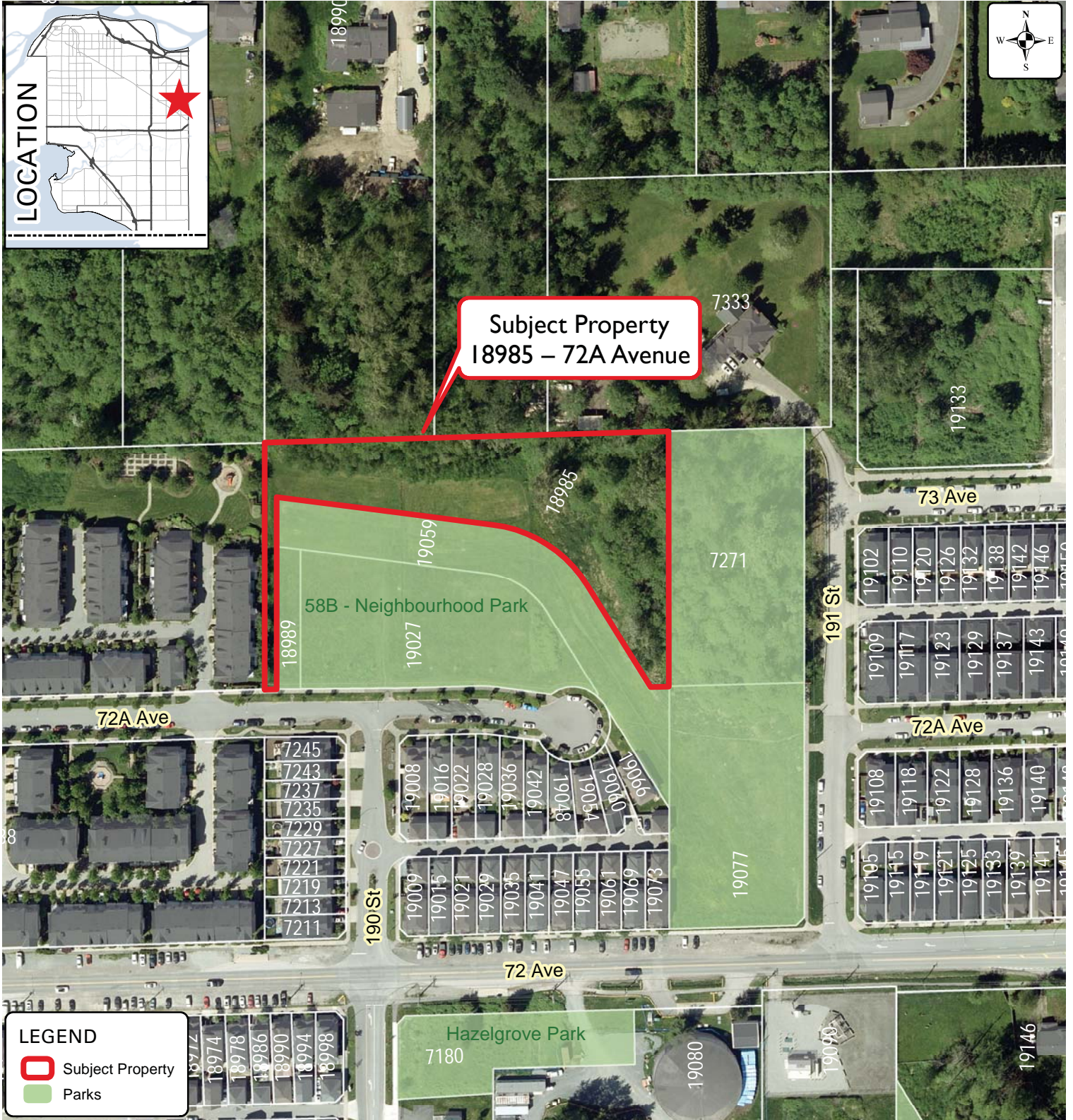
Laurie Cavan,  
General Manager,  
Parks, Recreation & Culture

BLO/amg/cc

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Extract of West Clayton NCP

# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



Produced by GIS Section: 19-Oct-2017, C9W

Date of Aerial Photograph: April 2017

Scale: 1:2,000 0 10 M



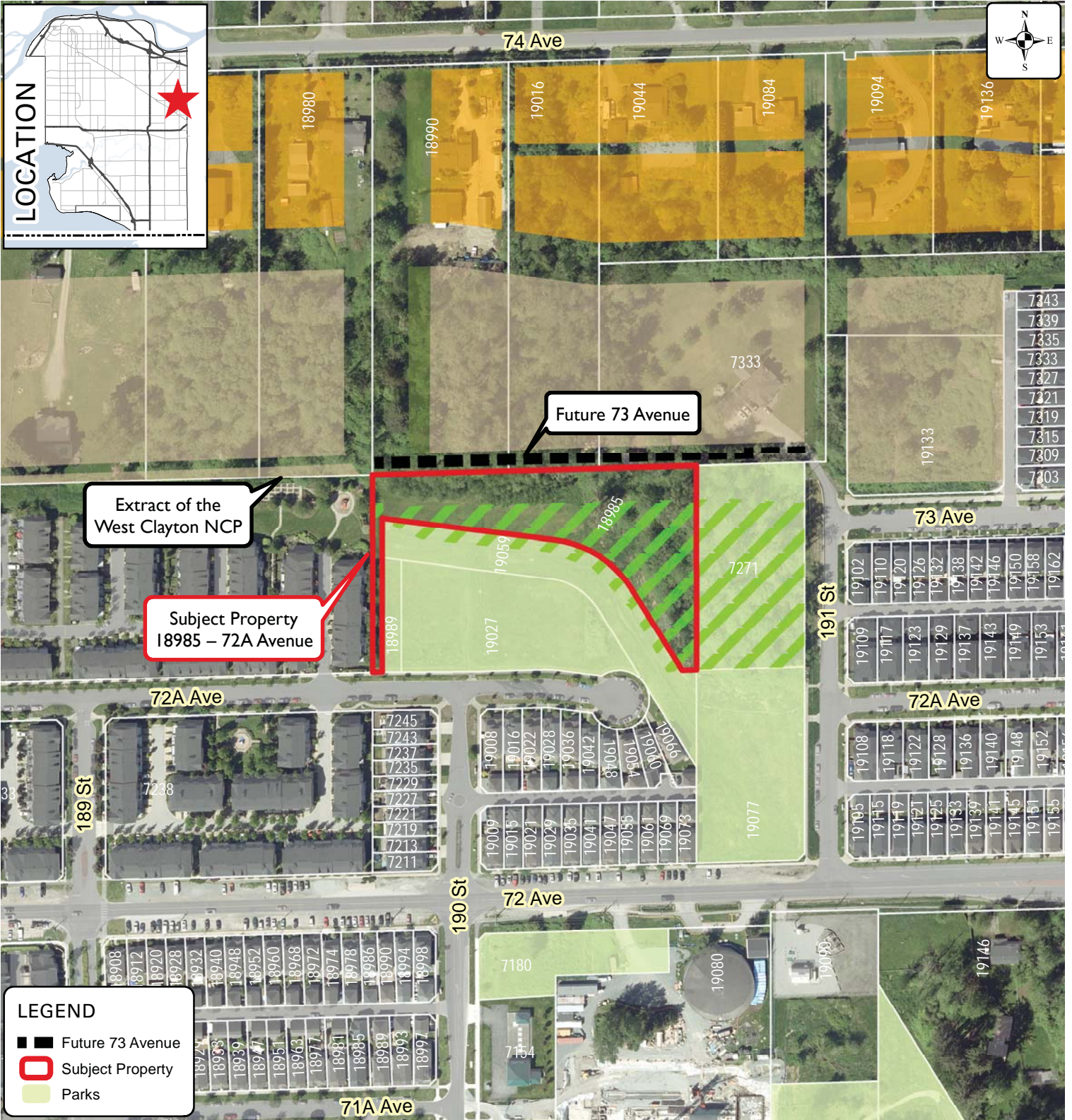
**SUBJECT PROPERTY**  
18985 – 72A Avenue

**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: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW\_18985\_72AAve\_AP.mxd

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 26-Oct-2017, C9W

Date of Aerial Photograph: April 2017

Scale: 1:2,500 0 20 M



Future 73 Avenue Fronting the Subject Property 18985 - 72A Avenue

ENGINEERING DEPARTMENT

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