

NO: R236

COUNCIL DATE: December 4, 2017

REGULAR COUNCIL

TO: Mayor and Council **DATE: November 30, 2017**
FROM: General Manager, Engineering **FILE: 0870-20/185H**
General Manager, Parks, Recreation & Culture
SUBJECT: Acquisition of Property at 18147 - 99A Avenue for Parkland, Watercourse and Pond Protection Purposes

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 18147 - 99A Avenue (PID No. 002-519-968) for parkland, watercourse and pond protection purposes as illustrated in the attached Appendix "I".

DISCUSSION

Property Description

The parcel at 18147 - 99A Avenue (the "Property") is located in the Abbey Ridge Land Use Concept Plan, has a parcel size of 2.39 acres, and is being acquired for parkland and drainage purposes.

Zoning, Plan Designations and Land Uses

The Property is split zoned, with the northern portion zoned IL (Light Impact Industrial) and the southern portion zoned RA (One Acre Residential). A large portion of the northern part of the Property is designated industrial on the Official Community Plan ("OCP"), and the southern portion is designated to remain Suburban in the OCP. The highest and best use of the Property is as an estate parcel.

Purpose of the Acquisition

The Property is being acquired to protect red coded fish habitat on Leoran Brook in North Surrey. The Property includes several ponds containing native fish species and is part of a Green Infrastructure Corridor leading from the Fraser Heights uplands to the Fraser River. The Property will also provide a corridor for the Riverside Greenway that traverses the northern slope of Surrey.

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 December 6, 2017. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

The Finance Department has confirmed that funds for this acquisition are available from the Utilities Division (Drainage 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 Ecosystems and Infrastructure. Specifically, this acquisition supports the following Desired Outcomes:

- Natural Areas, Biodiversity and Urban Forest DO₂: Surrey actively protects, enhances and restores its natural environment and habitats;
- Green Infrastructure DO₁₁: Surrey's Green Infrastructure Network is an essential and integrated component of the City's infrastructure, providing essential ecosystem services as well as places for recreation, conservation and rejuvenation; and
- All Infrastructure DO₄: Ecosystems and natural assets are an essential part of the community's infrastructure system.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing parkland, watercourse and pond protection within the Abbey Ridge Local Area Plan.

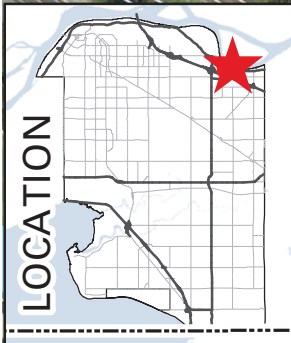
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

EE/amg/cc

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



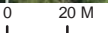
LEGEND

- Stream
- Pond
- Parks
- Subject Property

Produced by GIS Section: 08-Nov-2017, P205934

Date of Aerial Photograph: April 2017

Scale: 1:2,500



SUBJECT PROPERTY
18147 - 99A Avenue

ENGINEERING
DEPARTMENT