

NO: R247

COUNCIL DATE: December 18, 2017

REGULAR COUNCIL

TO: Mayor and Council **DATE: December 11, 2017**

FROM: General Manager, Engineering **FILE: 0870-20/516A**
General Manager, Parks, Recreation & Culture

SUBJECT: Acquisition of Property at 7481 – 184 Street

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 7481 – 184 Street (PID No. 003-673-235), as illustrated on the attached Appendix “I”, for parkland and watercourse protection purposes.

DISCUSSION

Property Description

The property at 7481 – 184 Street (the “Property”) is located within the West Clayton Neighbourhood Concept Plan (“NCP”) and has a parcel size of 98,512 m² (24.33 acres). The Property slopes downwards to the northwest and contains a significant watercourse feature.

Zoning, Plan Designations and Land Uses

The Property is zoned A-1 (General Agriculture Zone) and designated as park/school expansion in the West Clayton NCP. The highest and best use of the Property, absent the park designation, would be as a mixed-residential use for both townhousing and urban lots.

Purpose of the Acquisition

The Property is being acquired for parkland and watercourse protection purposes within the West Clayton NCP.

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 December 19, 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 Park DCC Reserve.

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, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes and Strategic Direction:

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing parkland and watercourse protection within the West Clayton NCP.

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

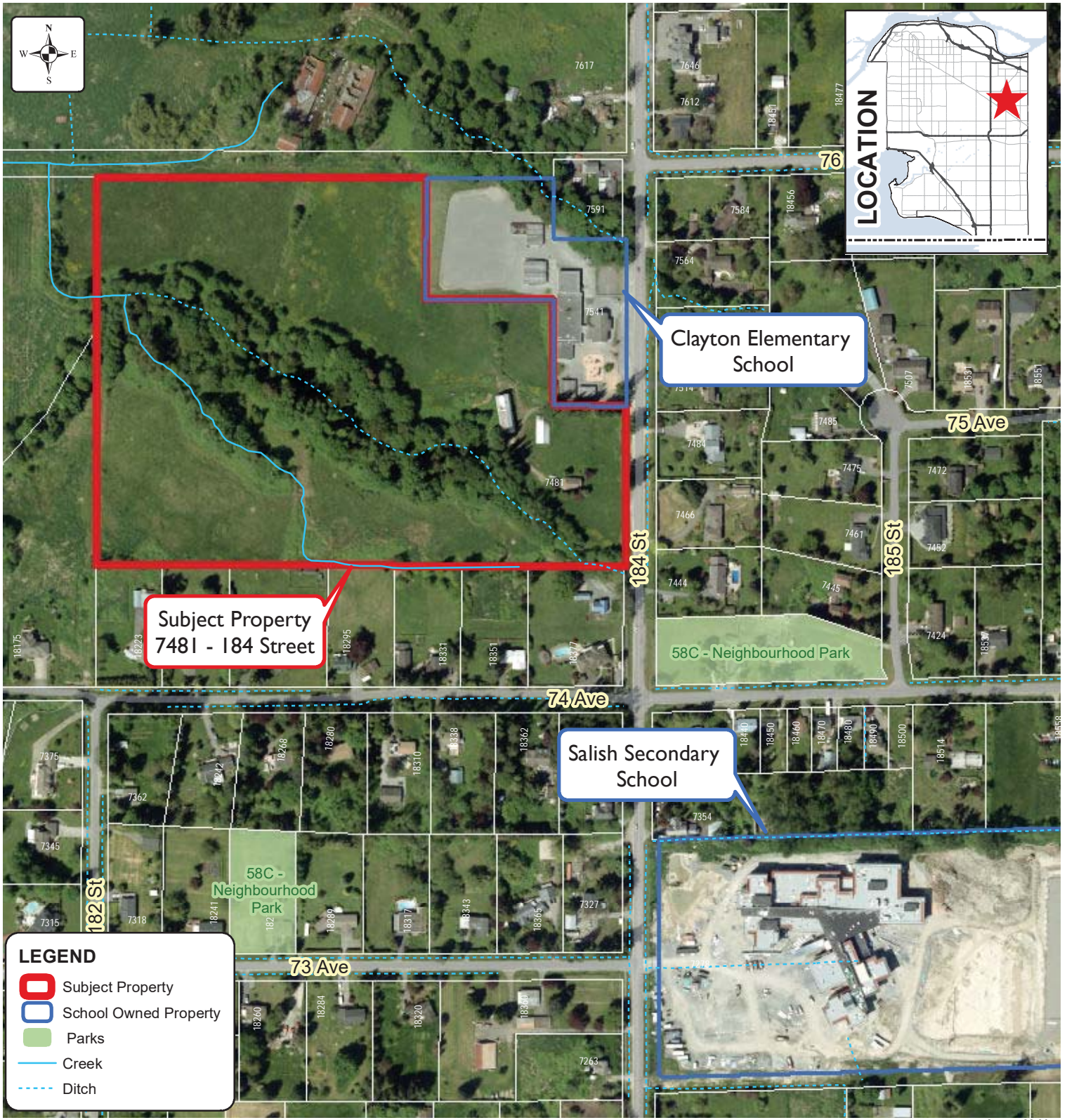
Laurie Cavan,
General Manager,
Parks, Recreation & Culture

NR/BLO/amg/cc

Appendix "I" - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 29-Nov-2017, C9W

Date of Aerial Photograph: April 2017

Scale: 1:4,000 0 30 M



SUBJECT PROPERTY 7481 - 184 Street

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.