

NO: R029

COUNCIL DATE: February 19, 2018

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 15, 2018**

FROM: **General Manager, Engineering** FILE: **0870-20/453A**  
**General Manager, Parks, Recreation & Culture** XC: **0910-20/442A**

SUBJECT: **Acquisition of Portion of Privately-Owned Property at 6577 - 142 Street and  
Disposition of Portions of City Park Property at 14102 - 66 Avenue**

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## RECOMMENDATION

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

1. Approve the acquisition of a 438 m<sup>2</sup> (4,715 ft.<sup>2</sup>) portion of the privately-owned property located at 6577 - 142 Street (PID: 002-293-064) for parkland purposes; and
2. Approve the disposition of a 481 m<sup>2</sup> (5,177 ft.<sup>2</sup>) portion of the City park property located at 14102 - 66 Avenue (PID: 025-068-270) for consolidation and subdivision with the privately-owned property at 6577 - 142 Street, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter*, SBC, 2003, chap 26;

both as generally described in this report, and as illustrated in Appendix "I".

## BACKGROUND

### Property Description

The privately-owned development property located at 6577 - 142 Street (the "Developer's Property") is an irregular shaped parcel of 9,884 m<sup>2</sup> (106,390 ft.<sup>2</sup>) in site area, which is improved with an older residence planned for demolition.

The City park property located at 14102 - 66 Avenue (the "City Property") is a long, irregular shaped parcel of 2,844 m<sup>2</sup> (30,611 ft.<sup>2</sup>) in site area. It is in a natural state with underbrush and trees and is maintained by the City as a passive greenway corridor. It is fully encumbered by a B.C. Hydro transmission corridor. The City Property was transferred to the City as the legislated 5% parkland requirement for a subdivision that was approved in 2001.

Hyland Creek, a Class "A" classified watercourse and a green infrastructure network corridor traverse both the Developer's Property and the City Property in an east-west direction.

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

Both the Developer's Property and the City Property are zoned Single Family Residential ("RF") Zone and designated Urban in Surrey's Official Community Plan. In the South Newton Neighbourhood Concept Plan, the Developer's Property is designated both "Creek and Riparian Setbacks" and "Single Family Small Lots" and the City Property is designated "Existing and Future Parks".

## **DISCUSSION**

### **Reason for the Acquisition and Disposition**

The 438 m<sup>2</sup> (4,715 ft.<sup>2</sup>) area of the Developer's Property (the "Acquisition Area") proposed to be purchased by the City will be in conjunction with Development Application No. 7905-0145-00. This Application contemplates the development of seven small single family lots, as illustrated on the attached Appendix "II".

The Acquisition Area is located outside and on the north side of the protected riparian area. In contrast, the proposed seven lots of Application No. 7905-0145-00 are located on the south side of the riparian area. The riparian land will be conveyed to the City without compensation as a requirement to the City approving Application No. 7905-0145-00 and will be maintained within Parks' inventory of lands. The Parks Department is supportive of acquiring the Acquisition Area for addition to the riparian land and expansion of the existing adjacent parklands.

The 481 m<sup>2</sup> (5,177 ft.<sup>2</sup>) area of the Park Property (the "Disposition Area") to be sold is a protrusion from the generally long rectangular shaped corridor City Property. The Disposition Area is fully encumbered by the BC Hydro transmission corridor. It will contribute to the creation of Lots 1, 2, and 3 of the seven lot subdivision under Application No. 7905-0145-00. The Parks, Recreation & Culture Department has deemed the Disposition Area surplus to its requirements.

The proposed acquisition and disposition of lands were referenced in the November 28, 2011 Planning Report to Council related to Application No. 7905-0145-00, and the related Rezoning Bylaw was granted third reading by Council on December 12, 2011.

As part of the disposition process, staff will ensure that notice of the City land sale is issued in accordance with the provisions of Section 26 and 94 of the *Community Charter*, SBC, 2003, chap. 26.

### **Land Value**

The Acquisition Area and the Disposition Area will be transacted at their market values as determined by a qualified independent appraiser. The City will receive payment of the net difference between the acquisition value and disposition value of the lands, which will be placed in the Parklands Acquisition Reserve Fund for use in funding future purchases of parklands within the City.

## SUSTAINABILITY CONSIDERATIONS

The proposed acquisition and disposition of lands supports the objectives of the City's Sustainability Charter. In particular, the proposals relate to the Sustainability Charter themes of Built Environment and Neighbourhoods and Ecosystems and Infrastructure. Specifically, the land transactions support the following Strategic Directions and Desired Outcome:

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods; and
- All Infrastructure DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system.

## CONCLUSION

The terms and conditions that have been negotiated for the proposed purchase of the Acquisition Area and simultaneous sale of the Disposition Area are considered reasonable. It is recommended that Council:

- Approve the acquisition of a 438 m<sup>2</sup> (4,715 ft.<sup>2</sup>) portion of the privately-owned property located at 6577 - 142 Street (PID: 002-293-064) for parkland purposes; and
- Approve the disposition of a 481 m<sup>2</sup> (5,177 ft.<sup>2</sup>) portion of the City property located at 14102 - 66 Avenue (PID: 025-068-270) for consolidation and subdivision with the privately-owned property at 6577 - 142 Street, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter*, SBC, 2003, chap 26;

both as generally illustrated in Appendix "I" attached to this report.

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

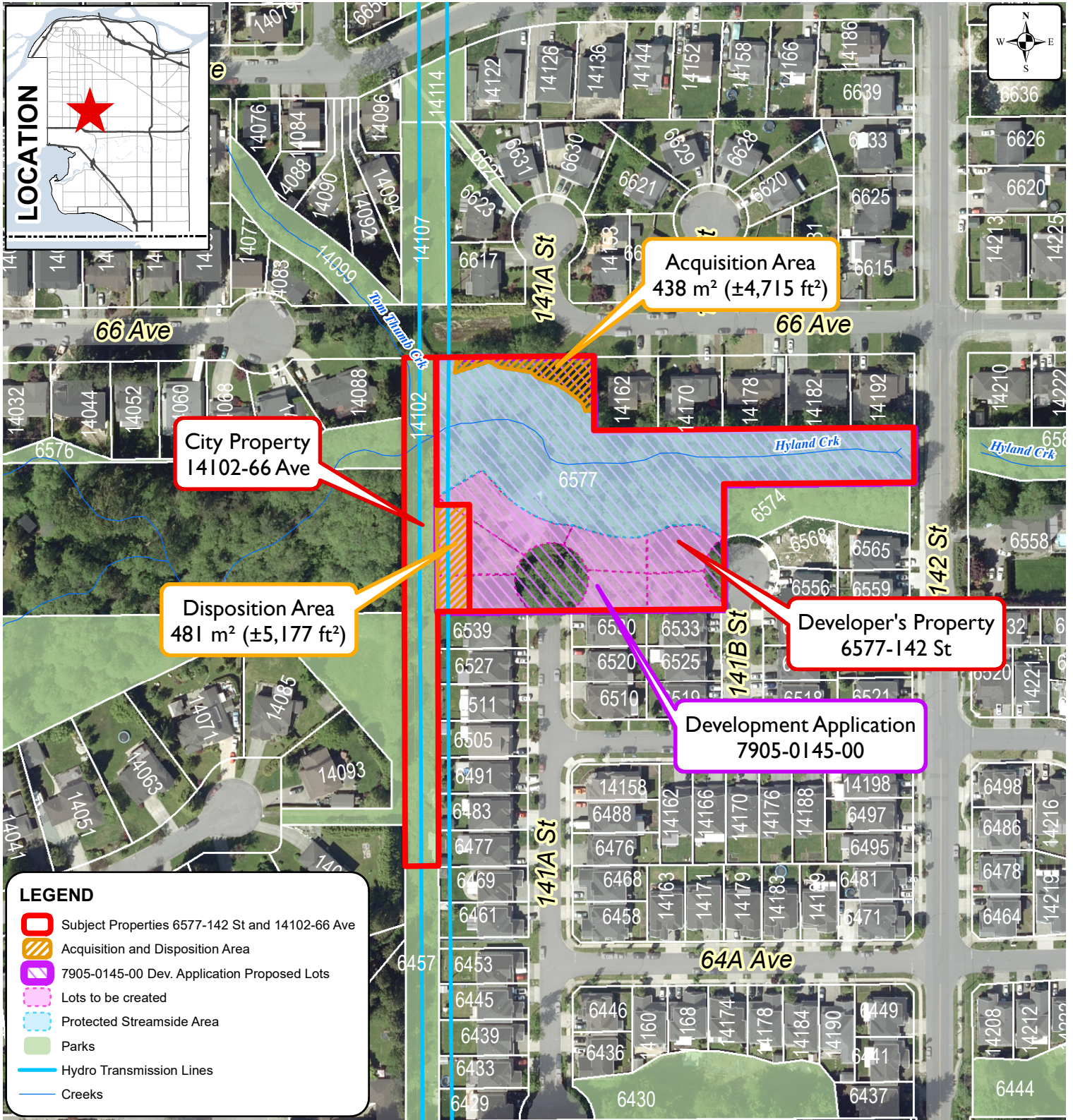
Laurie Cavan  
General Manager  
Parks Recreation & Culture

AW/amg/ggg

Appendix "I" - Aerial Photograph of Subject Site

Appendix "II" - Preliminary Subdivision Plan for Development Application No. 7905-0145-00

# AERIAL PHOTOGRAPH OF SITE



### LEGEND

- Subject Properties 6577-142 St and 14102-66 Ave
- Acquisition and Disposition Area
- 7905-0145-00 Dev. Application Proposed Lots
- Lots to be created
- Protected Streamside Area
- Parks
- Hydro Transmission Lines
- Creeks

Produced by GIS Section: 23-Jan-2018, JJR

Date of Aerial Photograph: April 2017

Scale: 1:2,000  0 20 M

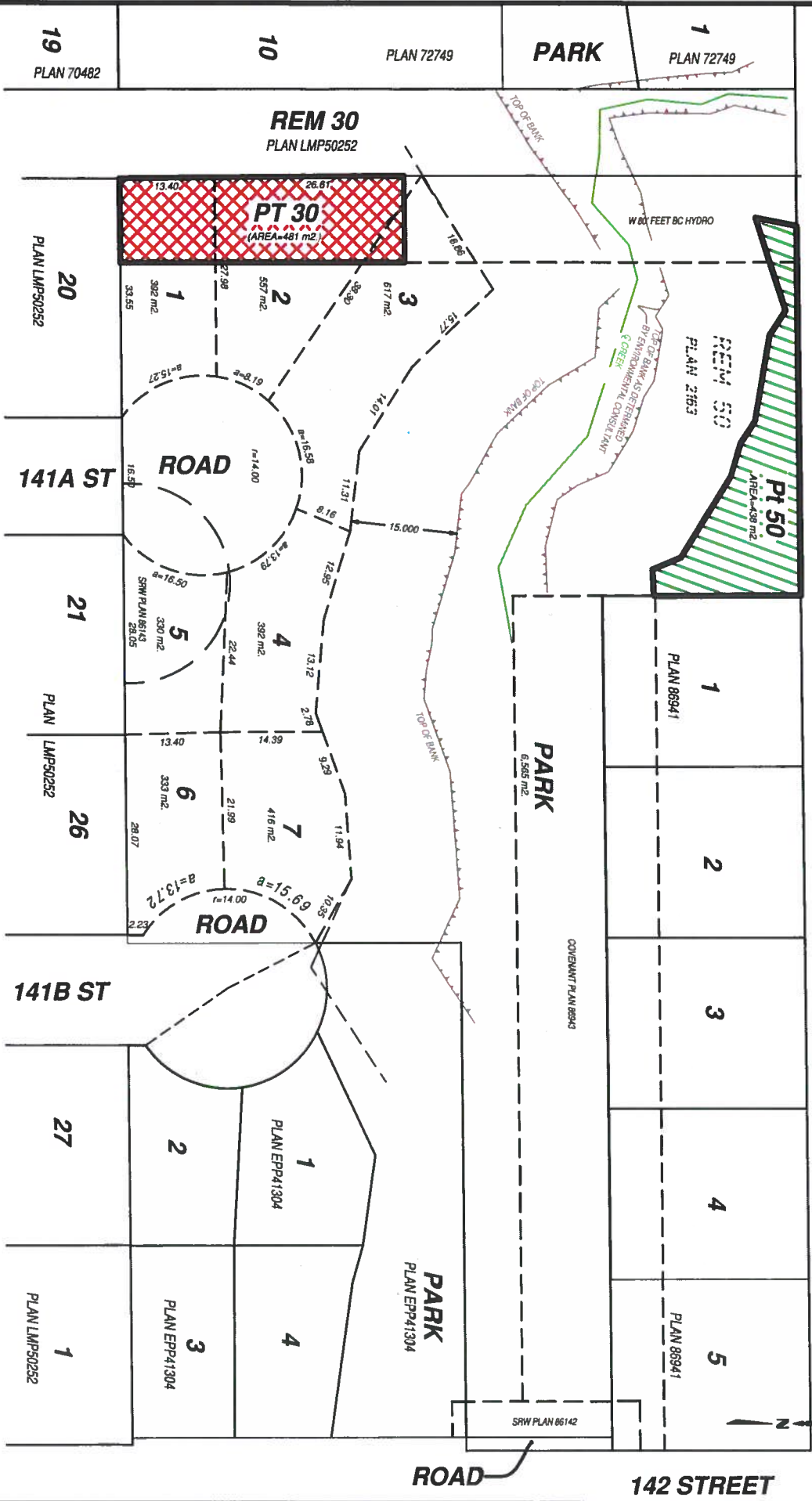


## SUBJECT PROPERTIES

### 6577 - 142 Street and 14102 - 66 Avenue

## ENGINEERING DEPARTMENT

66 AVENUE



BOOK OF REFERENCE	
PART OF	AREA
Lot 50 Plan 2163	438 m <sup>2</sup>
Lot 30 Plan LMP50252	481 m <sup>2</sup>

SKETCH PLAN OF LAND EXCHANGE OF PART LOT 50 PLAN 2163  
AND PART LOT 30 PLAN LMP50252

7905-0145-00  
FOUR SQUARE PROPERTIES LTD.



\* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.

May 10, 2016 File: 010055155 SDSK02 R00