

NO: R073

COUNCIL DATE: April 23, 2018

REGULAR COUNCIL

TO: Mayor & Council **DATE: April 19, 2018**

FROM: General Manager, Engineering **FILE: 0870-20/521A**
General Manager, Parks, Recreation & Culture **XC: 0910-20/521B**

SUBJECT: Acquisition of a Portion of Privately-Owned Property at 12876 Crescent Road for Parkland Purposes, and Disposition of an Adjacent Equivalent Area of Crescent Park at 2610 – 128 Street

RECOMMENDATION

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

1. Approve the acquisition of a 560 m² (6,028 ft.²) portion of the privately-owned property (the “Private Property”) located at 12876 Crescent Road (PID: 011-146-974) for parkland purposes; and
2. Approve the disposition of a 560 m² (6,028 ft.²) portion of Crescent Park (the “Disposition Area”) located at 2610 – 128 Street (PID: 026-227-151) for consolidation with the privately-owned property at 12876 Crescent Road, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter, SBC, 2003, chap 26*.

Both properties are as described in this report, and as illustrated in Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval for a simultaneous purchase and sale of adjacent private land and City-owned land in order to facilitate a Heritage Revitalization Agreement for the protection of the H.C. Majors Heritage House.

BACKGROUND

Property Description

The privately-owned property located at 12876 Crescent Road is an irregular shaped parcel, 2,110 m² (22,708 ft.²) in site area, which is improved with a detached single-family dwelling (Brynjolfson residence) known as H.C. Majors (the “Heritage House”).

Crescent Park, located at 2610 – 128 Street, is a large parcel of 128 acres in site area, with nature trails, ponds, playing fields and picnic areas.

Zoning, Plan Designations, and Land Uses

Both the Private Property and the Disposition Area are zoned One Acre Residential (“RA”) Zone. The Private Property is designated Suburban and the Disposition Area is designated Conservation & Recreation in Surrey’s Official Community Plan.

DISCUSSION

Reason for the Acquisition and Disposition

Under Development Application 7916-0311-00, the owners of the Private Property are seeking approval to facilitate the restoration and long term protection of the Heritage House as well as the construction of a second detached home on the Private Property. Council has recently proposed enactment of a Heritage Revitalization Agreement for the protection of the Heritage House. The proposed reconfigured lot layout is identified in the attached Appendix “II”.

The 560 m² (6,028 ft.²) area of the Private Property proposed to be purchased by the City will allow retention of several significant Douglas Fir and Western Red cedar trees along with a healthy understory. The Parks, Recreation & Culture Department is supportive of the purchase.

The 560 m² (6,028 ft.²) Disposition Area to be sold is an irregular portion of Crescent Park that will be consolidated with the Private Property to accommodate the construction of the second detached home while retaining one of Surrey’s Heritage Homes. The Parks, Recreation & Culture Department is supportive of selling the Disposition Area.

The proposed acquisition and disposition of lands were referenced in the December 18, 2017 Planning Report to Council proposing a Heritage Revitalization Agreement to Council related to Application No. 7916-0311-00. Third reading was granted by Council on January 8, 2018.

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 respective areas will be transacted at their market values as determined by a City appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed acquisition and disposition of lands support the objectives of the City's Sustainability Charter 2.0. In particular, the proposals relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Ecosystems and Infrastructure. Specifically, the land transactions support the following Strategic Direction (SD) and Desired Outcome (DO):

- 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 and simultaneous sale are considered reasonable. It is recommended that Council:

1. Approve the acquisition of a 560 m² (6,028 ft.²) portion of the privately-owned property (the "Private Property") located at 12876 Crescent Road (PID: 011-146-974) for parkland purposes; and
2. Approve the disposition of a 560 m² (6,028 ft.²) portion of Crescent Park (the "Disposition Area") located at 2610 – 128 Street (PID: 026-227-151) for consolidation with the privately-owned property at 12876 Crescent Road, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter, SBC, 2003, chap 26*;

Both properties are described in this report, and as illustrated in Appendix "I".

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

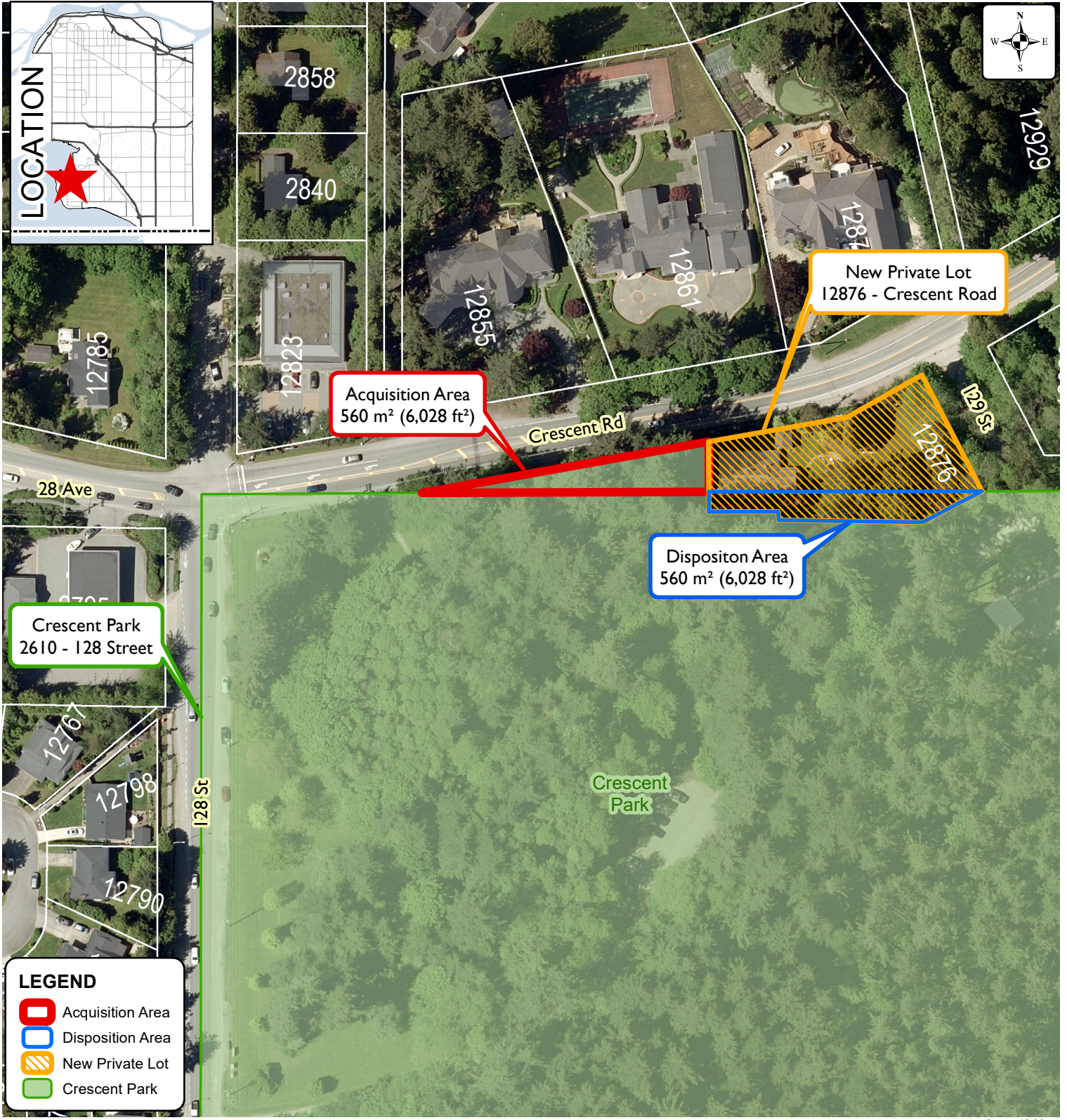
Laurie Cavan
General Manager,
Parks Recreation & Culture

BLO/amg/jma/ggg

Appendix "I": - Aerial Photograph of Subject Site

Appendix "II": - Preliminary Subdivision Plan for Development Application No. 7916-0311-00

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 27-Mar-2018, C9W

Date of Aerial Photograph: April 2017

Scale: 1:1,500 0 10 M



SUBJECT PROPERTY
2610 - 128 Street and
12876 - Crescent Road

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.

APPENDIX "II"

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.
 ELEV.
 LEGAL DESCRIPTION OF PROPERTY



No.	Date	Revision	Dr	Ch

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TIM PAINTER
 12876 CRESCENT ROAD, SURREY, BC V4P 1J8 Ph 778-321-6356

LAYOUT PLAN
 SITE AT 12876 CRESCENT ROAD, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: RJ	Job No. 16-3320	Of
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Approved:	destroy all prints bearing previous number	↑

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