

NO: R090

COUNCIL DATE: May 7, 2018

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 24, 2018**

FROM: **General Manager, Engineering**

FILE: **o870-20/564A**

SUBJECT: **Acquisition of Property at 9043 – 184 Street for Drainage and Park Purposes**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 9043 – 184 Street (PID: 006-176-798), as illustrated on the attached Appendix “I”, for drainage purposes.

## INTENT

The intent of this report is to seek Council’s approval to purchase the property at 9043 – 184 Street for a future detention facility within the Anniedale Tynehead NCP.

## BACKGROUND

### Property Location: 9043 – 184 Street

The property at 9043 – 184 Street (the “Property”) is located within the Anniedale Tynehead Neighbourhood Concept Plan (“NCP”) area, has a parcel size of 4.62 acres and is being initially acquired for drainage purposes.

### Zoning, Plan Designations, and Land Uses

The Property is zoned as A-1 (Agricultural) and designated Urban in the Official Community Plan. The Highest and Best Use of the Property is as a residential holding site.

### Purpose of the Acquisition

The acquisition of the Property will enable the advanced purchase of lands required for a future detention facility outlined in the Anniedale Tynehead NCP, as illustrated on the attached Appendix “II”. Upon conclusion of the detailed design to define the exact land area requirement for the detention facility, the remaining surplus land will be available for park purposes, including a riparian component and a green infrastructure network corridor.

## **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 May 7, 2018. Sale completion will take place on Friday, June 1, 2018.

## **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available in the Drainage Utility Budget.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Health and Wellness. Specifically, this acquisition supports the following Desired Outcomes (DO) and Strategic Direction (SD):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Neighbourhoods and Urban Design SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods
- Economic Prosperity & Livelihood SD5: Ensure infrastructure is in place to support businesses as neighbourhoods develop

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The acquisition will assist in providing the required drainage infrastructure as neighbourhood development occurs in the Anniedale Tynehead NCP area.

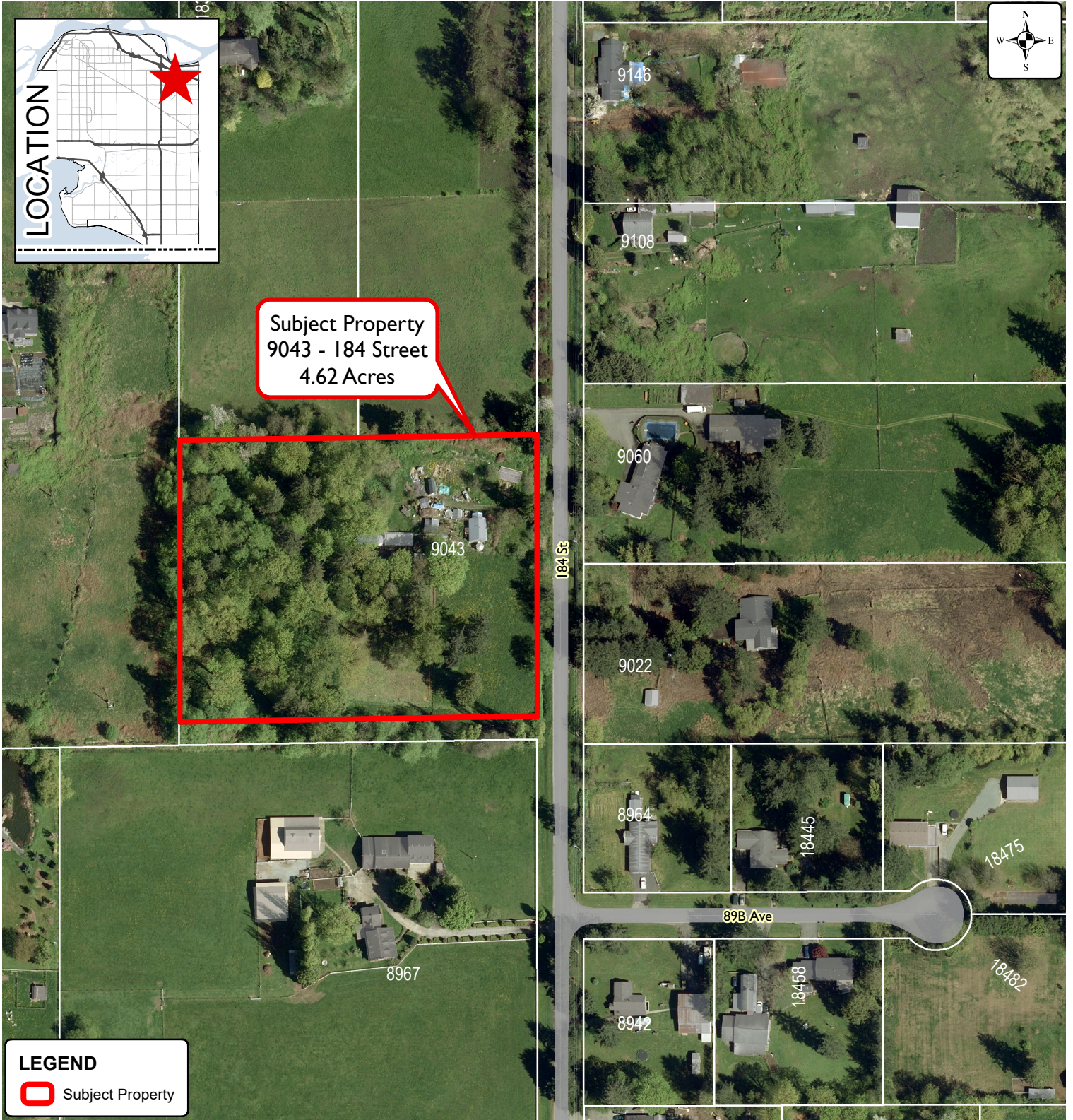
Fraser Smith, P.Eng, MBA  
General Manager, Engineering

FS/NR/BLO/amg/jma/ggg

Appendix "I": Aerial Photograph of Site  
Appendix "II": Anniedale Tynehead NCP Extract



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



**LEGEND**

 Subject Property

Produced by GIS Section: 11-Apr-2018, C9W

Date of Aerial Photograph: April 2017

Scale: 1:2,300

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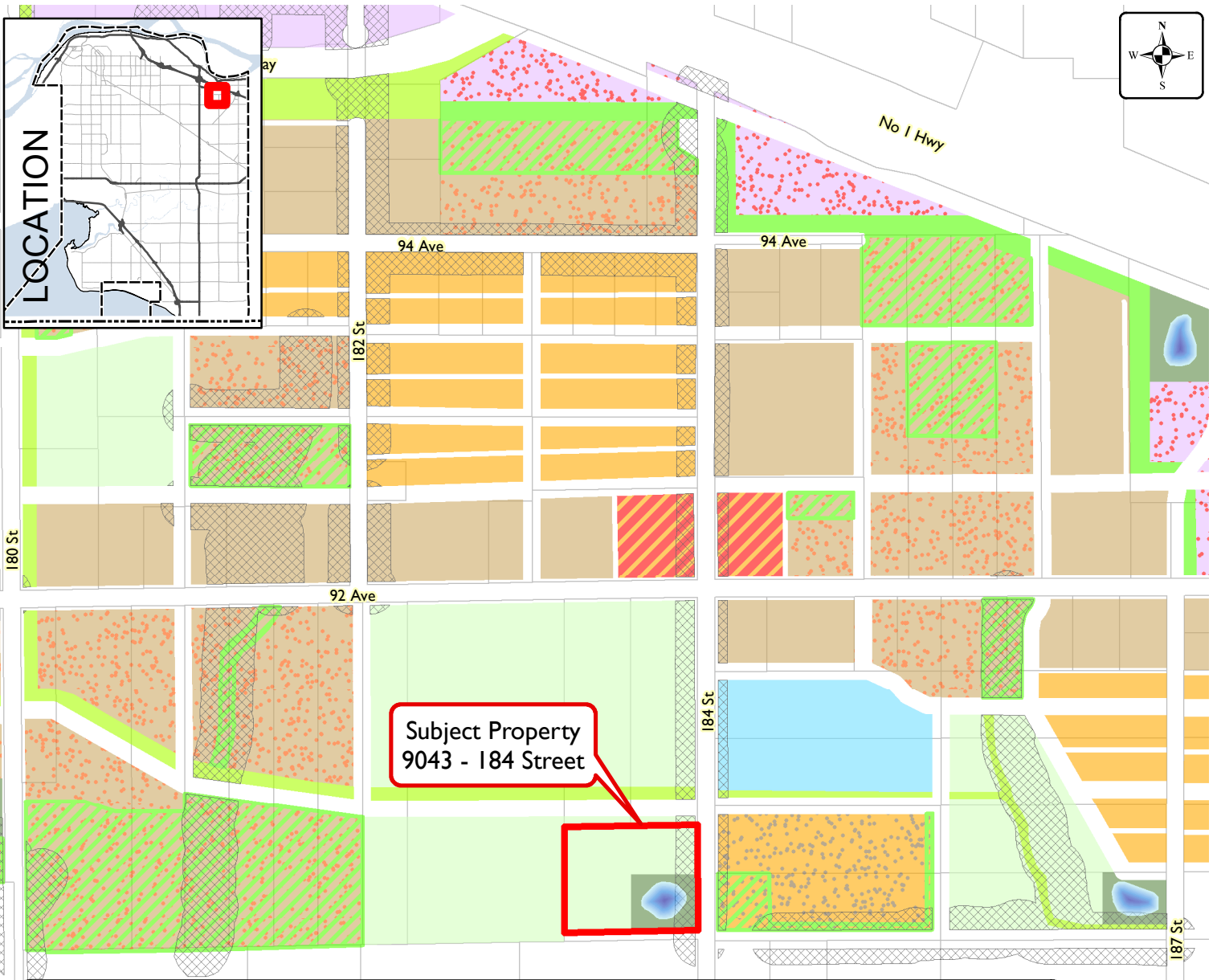
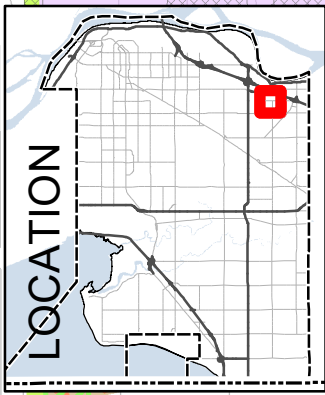


**SUBJECT PROPERTY  
9043 - 184 Street**

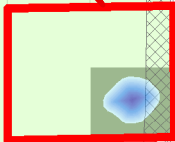
**ENGINEERING  
DEPARTMENT**

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.





**Subject Property  
9043 - 184 Street**



### LEGEND

- |   |                          |                          |                                     |
|---|--------------------------|--------------------------|-------------------------------------|
| Subject Property                              | Low Density Urban        | Special Residential      | Park                                |
| Proposed Detention Pond                       | Medium Density           | Commercial               | Trail                               |
| Suburban Cluster (Green Space Transfer)       | Medium High Density      | Neighbourhood Commercial | Landscape Buffer                    |
| Low Density Cluster (Green Space Transfer)    | High Density Residential | Light Industrial         | Riparian Area                       |
| Medium Density Cluster (Green Space Transfer) | Suburban Cluster         | Industrial Business Park | Riparian Enhancement Area           |
| High Density Cluster (Green Space Transfer)   | Low Density Cluster      | Public Assembly          | Pond Buffer                         |
|   | Medium Density Cluster   | Community Centre         | Fish Class 15m & 30m Buffer Class B |
|   | High Density Cluster     | School                   |                                     |

Produced by GIS Section: 24-Apr-2018, P205934

Scale: 1:7,000



## Anniedale Tynehead Neighbourhood Concept Plan

ENGINEERING  
DEPARTMENT