

NO: R091

COUNCIL DATE: May 7, 2018

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 24, 2018**

FROM: **General Manager, Engineering** FILE: **0870-20/437D**  
**General Manager, Parks, Recreation & Culture** XC: **7815-0443-00**

SUBJECT: **Acquisition of Property for Park Purposes at 16688 – 18 Avenue**

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## RECOMMENDATION

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

1. The purchase of a portion of the property at 16688 - 18 Avenue (PID No. 017-336-007) for park purposes, as illustrated on the attached Appendix "I";
2. The transfer of appropriate costs for the portion of the future road construction of 17A Avenue, 17B Avenue and 167 Street fronting the proposed parkland (the "Future Road Construction") from the Park Acquisition Program to the Engineering Department's Future Works Account; and
3. Re-imburse the developer upon construction completion and receipt of the certification of final costs for the Future Road Construction.

## INTENT

The intent of this report is to seek Council's approval to purchase the property at 16688 - 18 Avenue for park purposes, as well as seeking Council's approval to transfer the funds for road construction costs from the Parks, Recreation & Culture Department to the Engineering Department for reimbursement of associated road construction costs.

## DISCUSSION

### Property Location: 16688 - 18 Avenue

The property at 16688 - 18 Avenue (the "Property") is located in the Sunnyside Heights Neighbourhood Concept Plan. The related Development Application No. 7915-0443-00 received third reading on November 21, 2016. The preliminary layout approval was issued on January 3, 2017, and subsequently extended on January 5, 2018. A 3,910 m<sup>2</sup> (42,087 ft.<sup>2</sup>) portion of the Property, illustrated as Lot 18 on the Subdivision Plan attached as Appendix "II" to this report, is being acquired as a park. The remainder of the property illustrated on the Subdivision Plan, attached as Appendix "II" to this report, is being developed as single-family residential lots. An additional 960.3 m<sup>2</sup> (10,337 ft.<sup>2</sup>) is being dedicated as park from this development as a condition of approval.

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

The Property is zoned One-Acre RA (One-Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the Property is as a development site for urban residential infill lots in compliance with the policies of the Grandview Heights NCP Area #2 (Sunnyside Heights) within the context of the pending subdivision.

## **Purpose of the Acquisition**

The acquisition of the Property will secure a component of an overall future park, as illustrated in the Sunnyside Heights Neighbourhood Concept Plan (“NCP”), attached as Appendix “III”. It will be part of an approximately 1.5 hectare (3.7 acre) neighbourhood park to serve the future residents of this area. The park will likely include forested areas, a playground, walking trails and other park amenities, subject to consultation with local residents.

## **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 9, 2018. Sale completion will take place upon registration of the subdivision in the Land Title Office.

## **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition Program.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City’s Sustainability Charter 2.0. In particular, this 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):

- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

## CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing park space in the Grandview Heights NCP Area #2 (Sunnyside Heights).

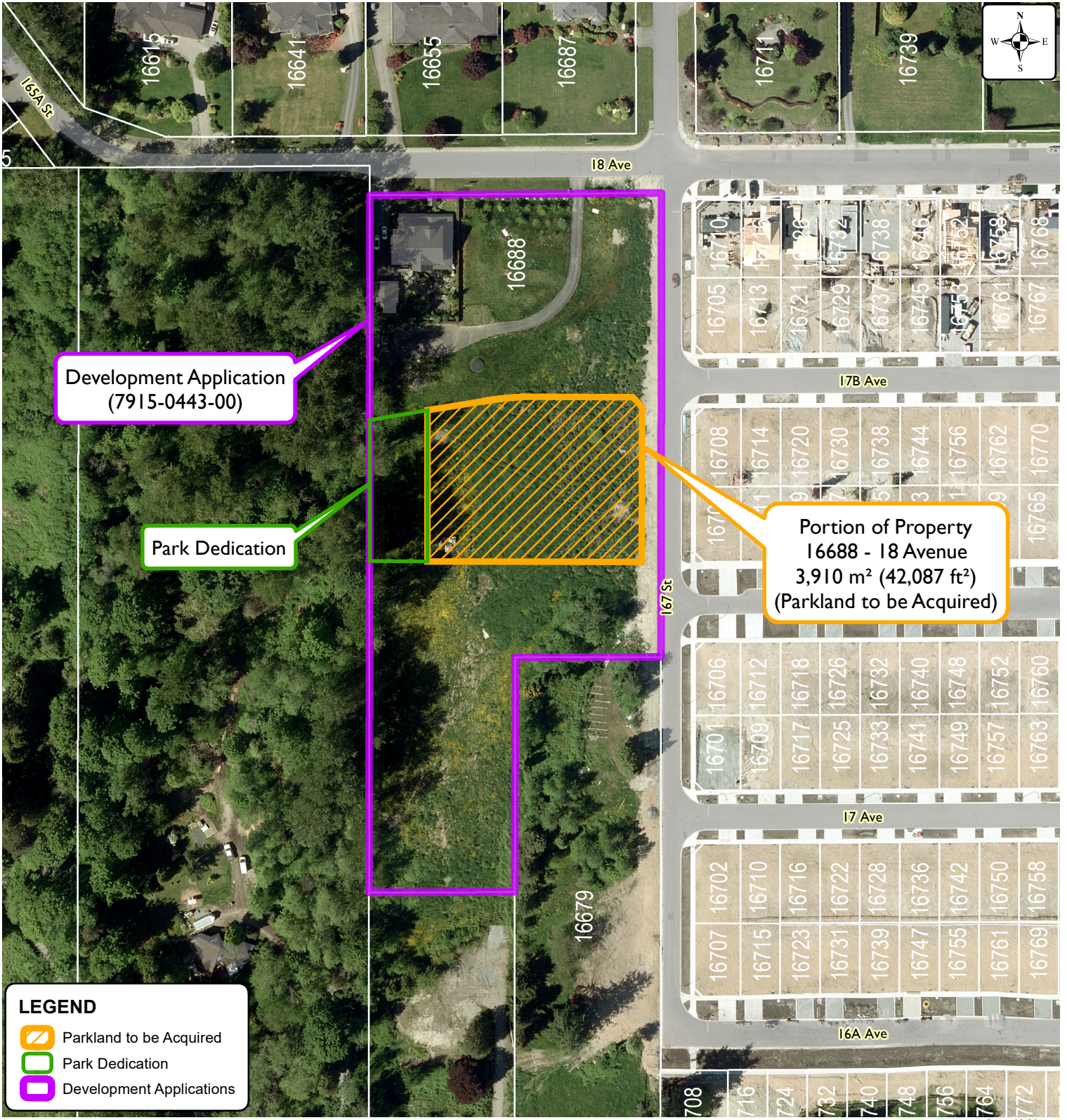
Fraser Smith, P.Eng, MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/jma/ggg

Appendix "I": Aerial Photograph of Site  
Appendix "II": Preliminary Subdivision Plan  
Appendix "III": Sunnyside Heights NCP Extract

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Development Application  
(7915-0443-00)

Park Dedication

Portion of Property  
16688 - 18 Avenue  
3,910 m<sup>2</sup> (42,087 ft<sup>2</sup>)  
(Parkland to be Acquired)

**LEGEND**

- Parkland to be Acquired
- Park Dedication
- Development Applications

Produced by GIS Section: 25-Apr-2018, C9W

Date of Aerial Photograph: April 2017

Scale: 1:1,789



**SUBJECT PROPERTY  
16688 – 18 Avenue**

**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.

SUBDIVISION PLAN OF PART OF LOT 2 SECTION 13  
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP291

PLAN EPP80750

BCGS 92G.007



The finished plot size of this plan is 566mm in width by 884mm in height (2 sizes) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

Integrated Survey Area No. 1, Surrey  
MADRS (CORS) 4.0 B.C. 1.0VPO

Grid bearings are derived from observations between geodetic control monuments 5118 and 6290857.

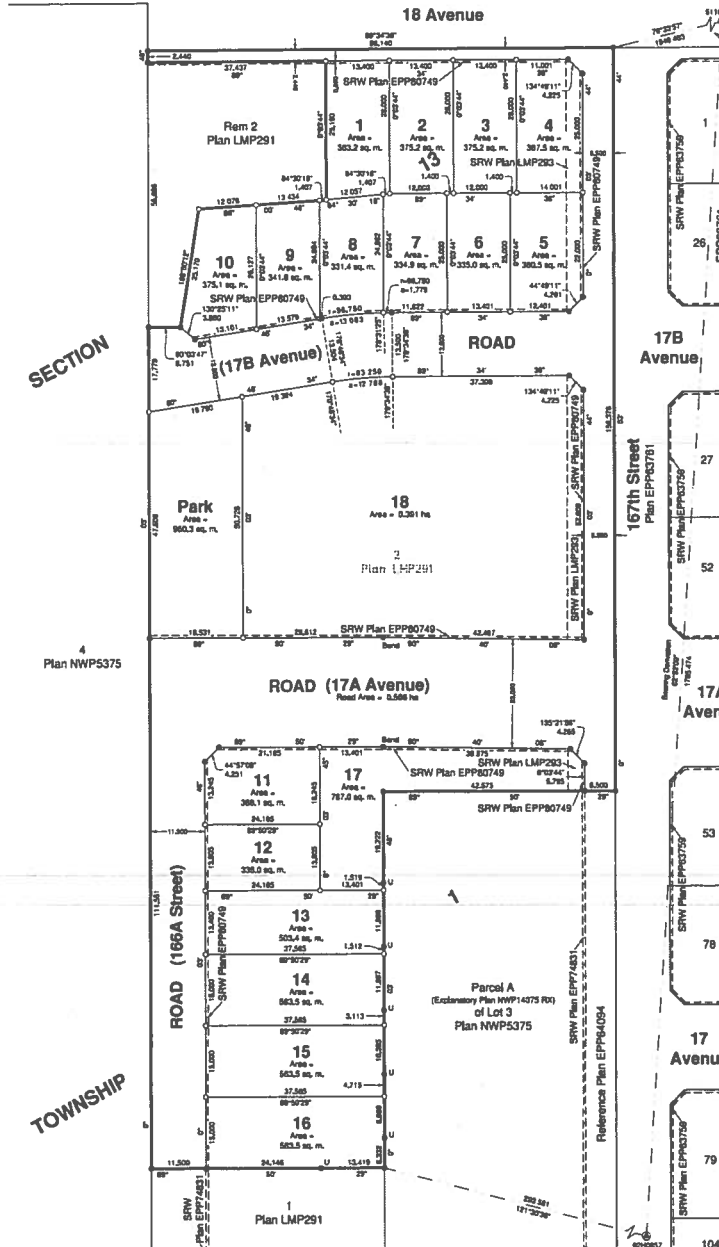
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MASCO published coordinates and standard deviations for geodetic control monuments 5118 and 6290857.

The plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999895 which has been derived from geodetic control monuments 5118 and 6290857.

LEGEND

- ⊙ denotes control monument found
- ⊙ denotes standard iron post found
- ⊙ denotes standard iron post placed
- sq. m. denotes square metre
- U denotes unregistered

OCM 5118  
UTM Zone 18 North  
Datum: MADRS(CORS) 4.0 B.C. 1.0VPO  
UTM Northing: 5431765.943  
UTM Easting: 819541.219  
Point Combined Factor: 0.9999895  
Estimated Horizontal Positional Accuracy: 6.004m

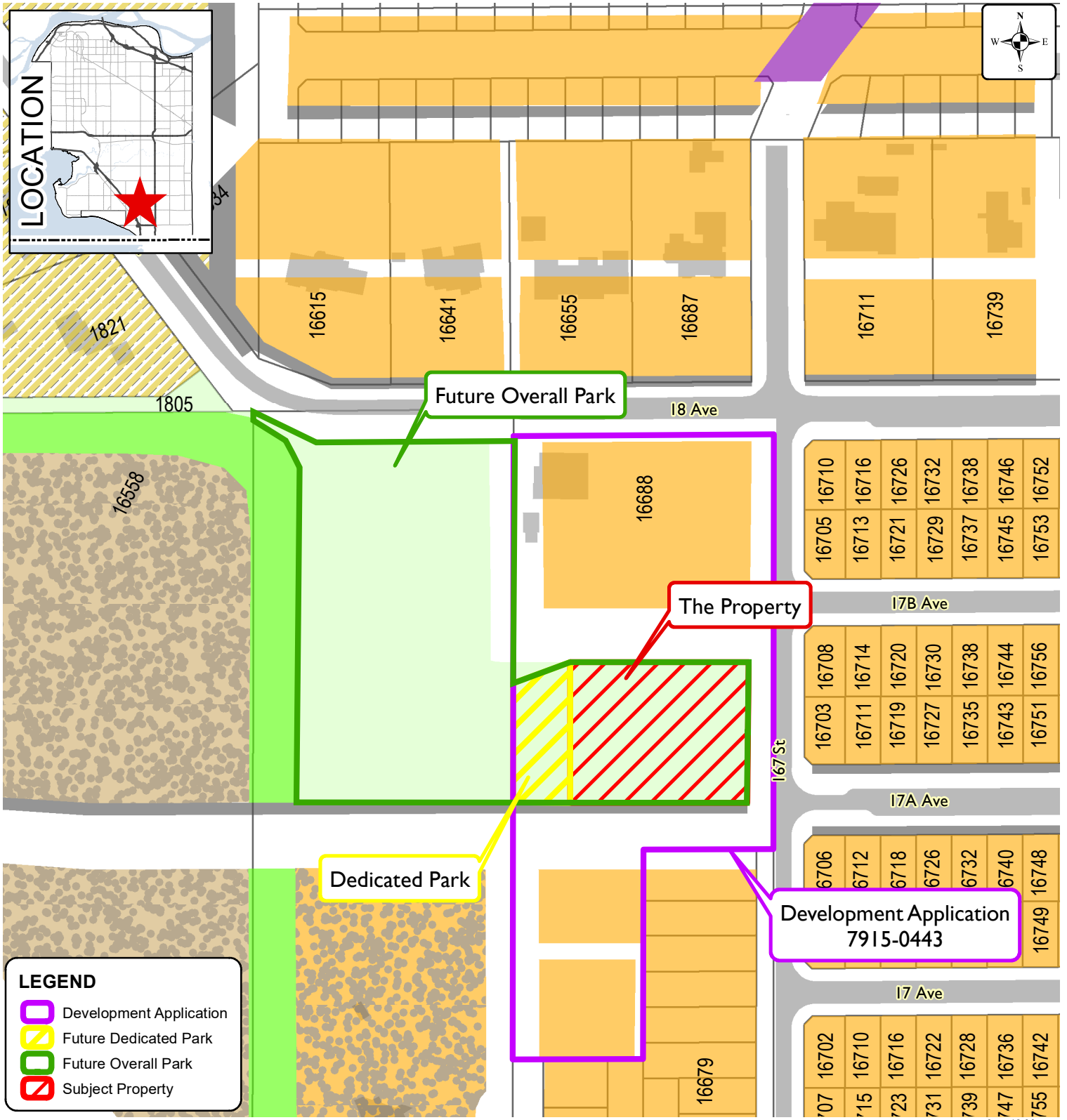


OCM 6290857  
UTM Zone 18 North  
Datum: MADRS(CORS) 4.0 B.C. 1.0VPO  
UTM Northing: 5432048.388  
UTM Easting: 817743.949  
Point Combined Factor: 0.9999897  
Estimated Horizontal Positional Accuracy: 6.016m

This plan lies within the jurisdiction of the Approving Officer for City of Surrey.  
The field survey represented by this plan was completed on the 19th day of March, 2018.  
Alan S.Y. Yu, B.C.L.S. 818  
ECP# 210049

**WSP**  
WSP Surveyors & Land Partnership  
20-65 River Road, New Westminster, BC  
PROJECT REF: 20180904-01  
181-4292-00-009-00-SUBSLE01.P0

AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Development Application
- Future Dedicated Park
- Future Overall Park
- Subject Property

Produced by GIS Section: 25-Apr-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:2,000



**GRANDVIEW HEIGHTS NCP AREA #2  
(SUNNYSIDE HEIGHTS)  
NEIGHBOURHOOD CONCEPT PLAN**

**ENGINEERING  
DEPARTMENT**

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