

NO: R169

COUNCIL DATE: July 23, 2018

REGULAR COUNCIL

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

FROM: **General Manager, Engineering** FILE: **0870-20/264D**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 16411 Fraser Highway for Parkland Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of 16411 Fraser Highway (PID No.029-496-683) for parkland purposes, as illustrated on the attached Appendix "I".

INTENT

The intent of this report is to seek Council's approval to acquire a 2.11 acre parcel at 16411 Fraser Highway for parkland purposes.

DISCUSSION

Property Description

The property at 16411 Fraser Highway, typically known in the community as the "Two EE's Market" (the "Property") is located in the Fleetwood Town Centre Land Use Plan ("FTCLUP"), west of the Surrey Sports and Leisure Complex and Bonnie Schrenk Park. The Property has a parcel size of 8,545 m² (2.11 acres) and is designated park in the FTCLUP.

Zoning, Plan Designations and Land Uses

The Property is zoned RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the Property, absent of the park designation, would be for a townhouse development as permitted under the RM-30 zone with a density range of 22 to 25 units per acre.

Purpose of the Acquisition

The Property is identified for park purposes in the FTCLUP. The adjacent 9 acres (originally forming part of the Property) was previously acquired by the City, for park purposes, in November 2014. The prior purchase and the current Property will be consolidated for use as a destination athletic park for the community of Fleetwood and may accommodate sports fields, parking and other park amenities, to be identified through a future public consultation process.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with, and accepted by, the owners 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 July 25, 2018. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

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

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees

FUNDING

The Finance Department has confirmed that funds for this acquisition are available from the Park DCC Reserve.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This purchase will assist in providing parkland in the Fleetwood Town Centre Land Use Plan.

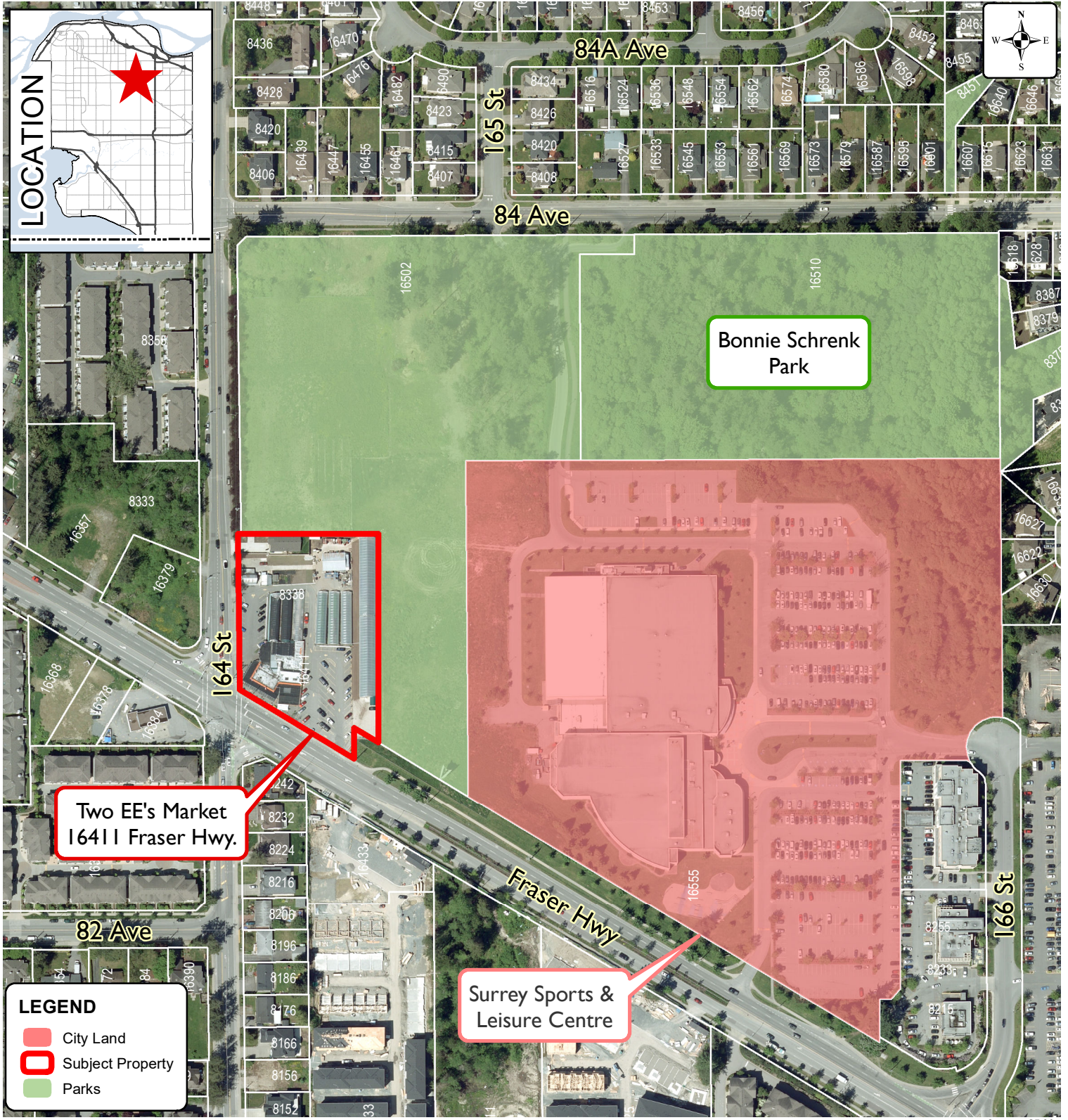
Fraser Smith, P. Eng., MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

EE/amg/ggg

Appendix "1": Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 27-Jun-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:3,000 0 25 M



SUBJECT PROPERTY
16411 - Fraser Highway

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_rty16411FraserHwy.mxd