

NO: R212

COUNCIL DATE: October 1, 2018

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **September 27, 2018**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Finance**

FILE: **0870-20/343B**

SUBJECT: **Acquisition of Property at 16840 – 26 Avenue for Civic/Parkland Purposes**

RECOMMENDATION

The Engineering Department, the Parks, Recreation & Culture Department and the Finance Department recommend that Council approve the purchase of the property at 16840 – 26 Avenue (PID: 005-092-876) for civic/parkland purposes, as illustrated on the attached Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase the property at 16840 – 26 Avenue for civic/parkland purposes to be identified in the future as part of a public consultation process.

DISCUSSION

Property Description:

The property at 16840 – 26 Avenue (the “Property”) is a 1.115 acre (48,569 ft.²) rectangular shaped lot located in immediate proximity to the Grandview Heights Aquatic Centre.

Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (One-Acre RA) and designated Suburban – Urban Reserve in the Official Community Plan. The highest and best use of the Property, absent the civic/parkland designation, is as a future redevelopment property pending consolidation with adjacent lands, the completion of the Grandview Heights Area #5 Plan, and extension of municipal services to the area.

Purpose of the Acquisition

This acquisition will provide for integration and consolidation of adjacent City-owned lands with the Property for civic/parkland purposes, to be identified in the future as part of a public consultation process.

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 October 3, 2018. Sale completion will take place on November 2, 2018.

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"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities; and
- Wellness and Recreation SD6: provide opportunities for all residents, especially children, to interact with green spaces and trees.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing opportunities for civic/parkland purposes, to be identified in the future as part of a public consultation process.

The Engineering Department, the Parks, Recreation & Culture Department and the Finance Department recommend that Council approve the purchase of the property at 16840 – 26 Avenue (PID: 005-092-876) for civic/parkland purposes, as illustrated on the attached Appendix "1".

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

Laurie Cavan
General Manager,
Parks, Recreation & Culture

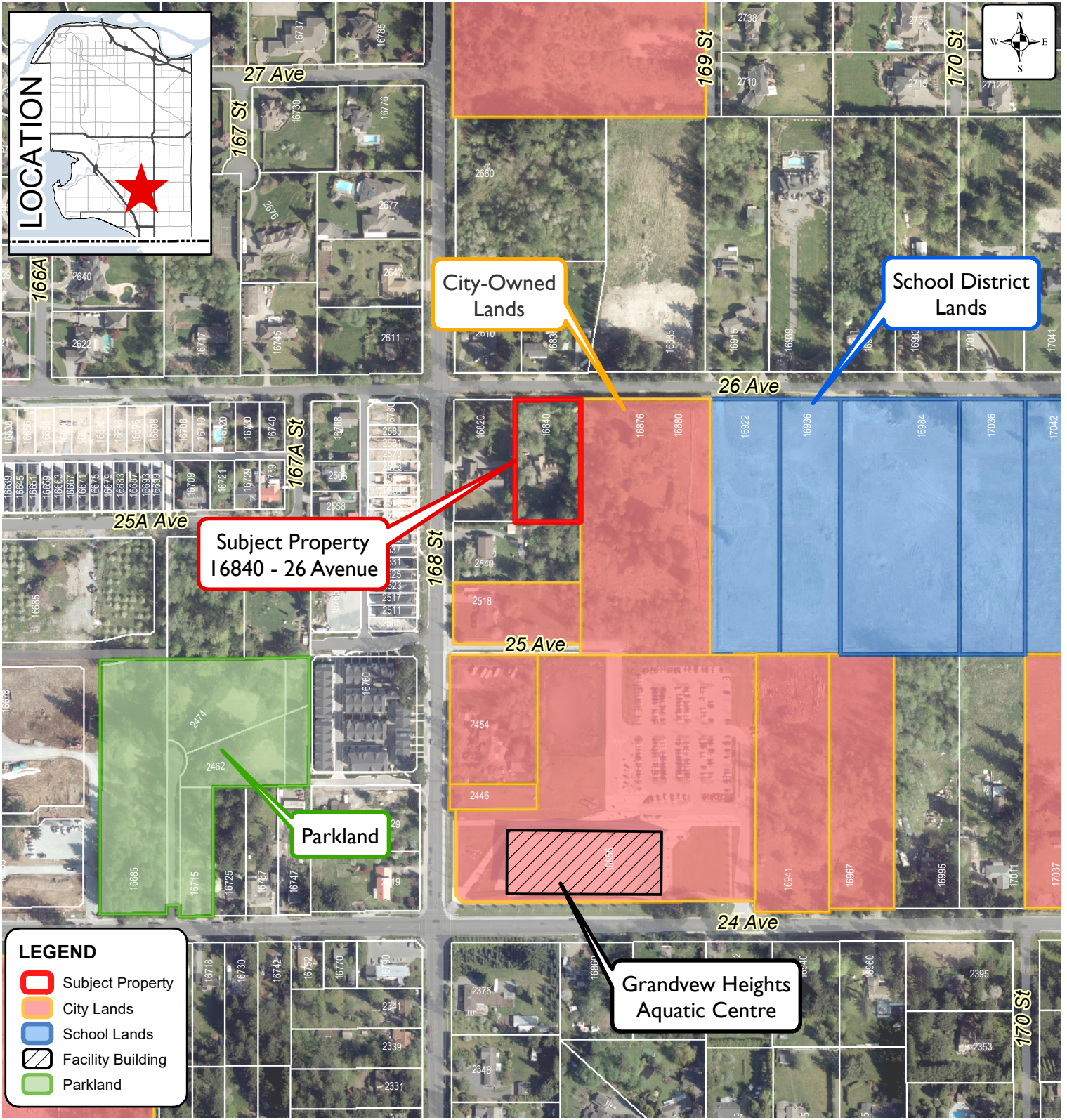
Kam Grewal, CPA, CMA
General Manager,
Finance

BLO/amg/jma/ggg

Appendix "1" - Aerial Photograph of Site

APPENDIX "I"

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05-Sep-2018, JJR Date of Aerial Photograph: April 2018 Scale: 1:4,000 0 40 M



SUBJECT PROPERTY 16840 - 26 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.