

NO: R228

COUNCIL DATE: November 19, 2018

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **November 15, 2018**

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

FILE: **0870-20/547B**

SUBJECT: **Acquisition of Property at 9884 Lyncean Drive for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 9884 Lyncean Drive (PID: 007-024-231) for parkland purposes, as illustrated on the map attached as Appendix "I".

## INTENT

The intent of this report is to seek Council's approval to purchase the property at 9884 Lyncean Drive for parkland purposes, consistent with the Abbey Ridge Local Area Plan, a map of which is attached as Appendix "II".

## DISCUSSION

### Property Description:

The property at 9884 Lyncean Drive (the "Property") is a 1.105 Acre (48,113 ft.<sup>2</sup>) parcel located in the Abbey Ridge Local Area Plan.

### Zoning, Plan Designations and Land Uses

The Property is zoned One-Acre Residential (RA) Zone and designated future Suburban use in the Official Community Plan. The Highest and Best Use of the Property, absent of the park designation, would be as interim holding for Development.

### Purpose of the Acquisition

This parcel will form part of a future neighbourhood park in the Abbey Ridge Local Area Plan neighbourhood and will protect the watercourse running north to the Fraser River as well as provide local amenities for existing and future residents. Future park planning, with public consultation, will determine the final scope of amenities within the park.

## **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 November 21, 2018. Sale completion will take place upon registration of the transfer documentation in the Land Title Office.

## **Funding for Purchase**

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

## **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; 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 local park amenities for existing and future residents.

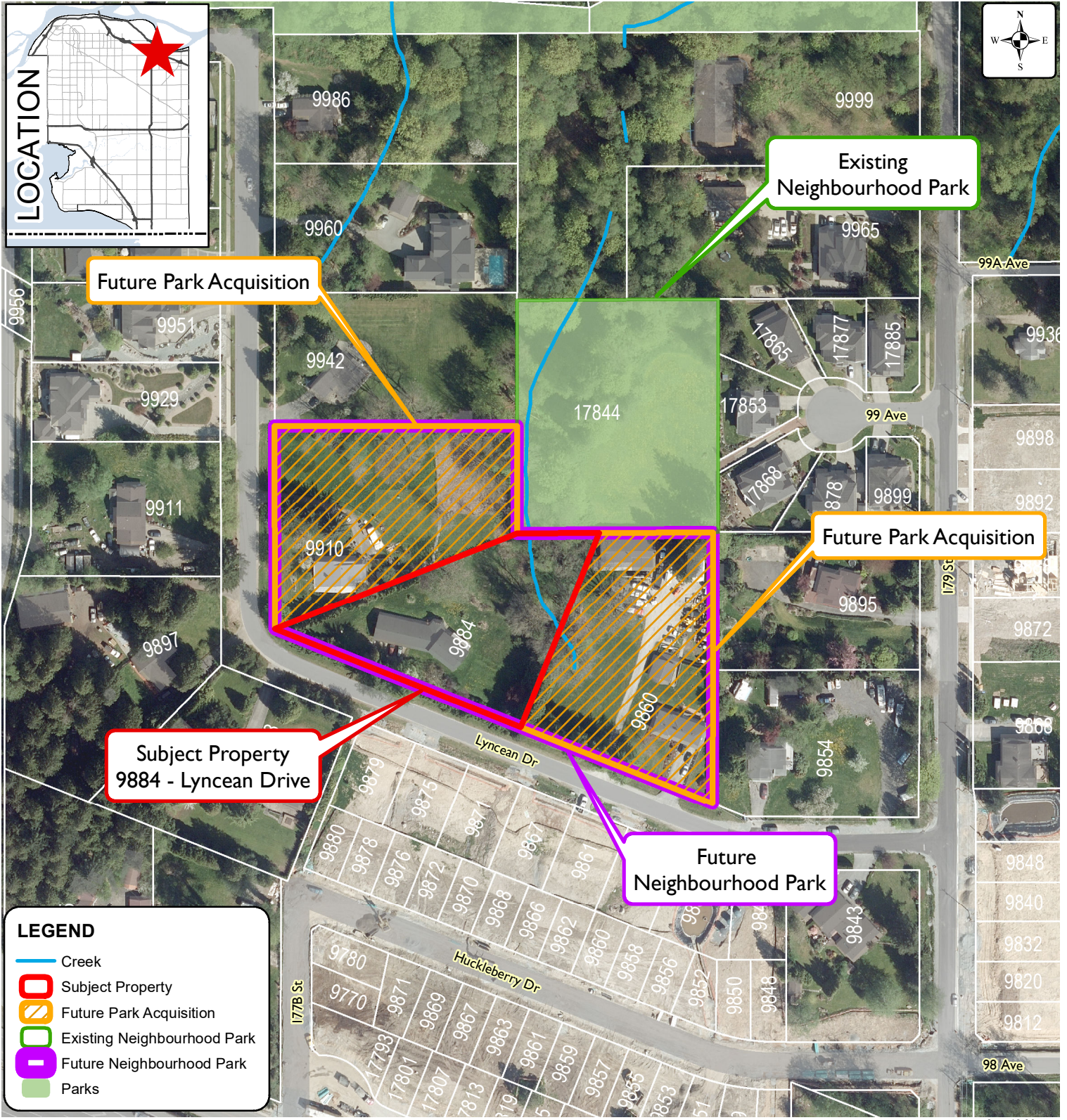
Fraser Smith, P.Eng, MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/jma

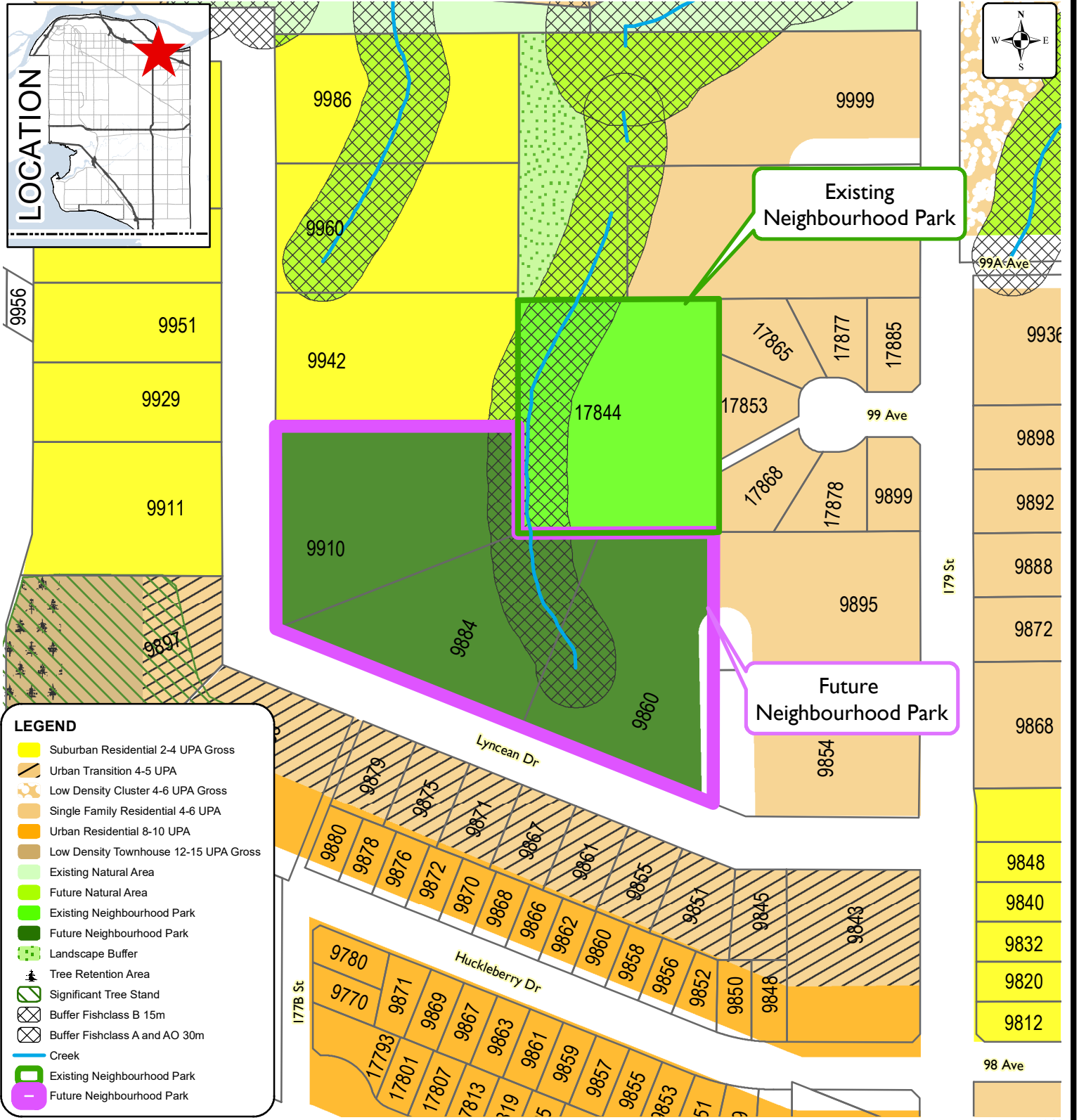
Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Abbey Ridge Land Use Concept Plan

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



**SUBJECT PROPERTY  
9884 Lyncean Drive**

**ENGINEERING  
DEPARTMENT**



Produced by GIS Section: 15-Nov-2018, P205934

Scale: 1:2,000



## Abbey Ridge Land Use Concept Plan

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.