

NO: R241

COUNCIL DATE: December 3, 2018

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **November 29, 2018**

FROM: **General Manager, Engineering**

FILE: **0870-20/565A**

SUBJECT: **Acquisition of Property at 11597 Surrey Road for Drainage Purposes**

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## RECOMMENDATION

The Engineering Department recommend that Council approve the purchase of the property at 11597 Surrey Road (PID: 000-729-612) for drainage purposes and enhancement of fish habitat, as illustrated on the attached Appendix "I".

## INTENT

The intent of this report is to seek Council's approval to purchase the property at 11597 Surrey Road for drainage, rehabilitation and enhancement of fish habitat purposes.

## DISCUSSION

### **Property Description:**

The property at 11597 Surrey Road (the "Property") is a 1,868 m<sup>2</sup> (20,109 ft.<sup>2</sup>) parcel which is not contained within a designated Neighbourhood Concept Plan (NCP).

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

The Property is zoned One Acre Residential (RA) Zone and designated Urban in the Official Community Plan. The Highest and Best Use of the Property would be as an interim holding site for redevelopment under the single family designation and subject to riparian setback requirements.

### **Purpose of the Acquisition**

Bon Accord Creek is located within and along the edge of the Property. The creek is an important fisheries resource which includes salmon spawning habitat and is classified as a Class "A" water course under the City's Fish Classification system. An old concrete flume located within the creek has created flow and fisheries issues. The City intends to remove the flume and restore a more natural creek bed. These works complement the reinstatement of the creek upstream of this location and the enhancement of the system downstream. The goal is to improve creek hydraulics and fish habitat that are currently inefficient.

## **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 December 5, 2018. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for Purchase**

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

## **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 Ecosystems. Specifically, this acquisition supports the following Desired Outcomes ("DO"):

- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife;
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats; and
- Natural Areas, Biodiversity and Urban Forest DO5: Surrey takes pride in its rich biodiversity, including fish bearing streams, marine habitat and natural areas such as forests, meadows and wetlands.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing improved creek hydraulics and fish habitat.

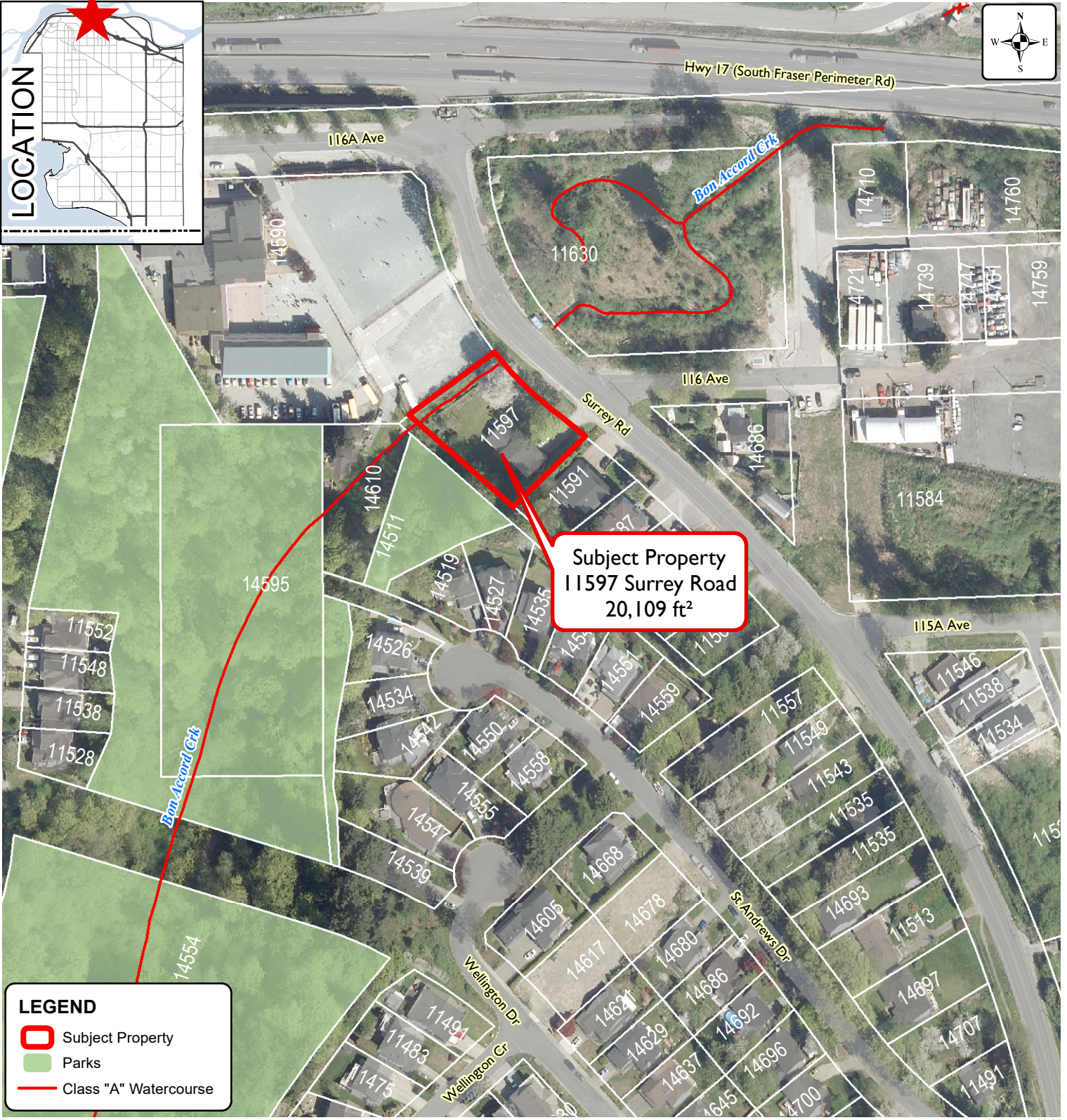
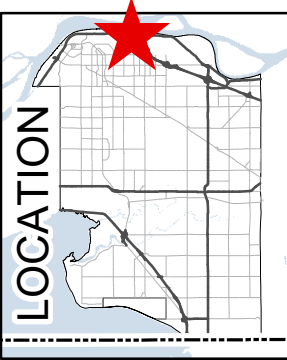
Fraser Smith, P.Eng, MBA  
General Manager, Engineering

BLO/amg/jma

Appendix "1" - Aerial Photograph of 11597 Surrey Road

# APPENDIX "I"

## AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Subject Property
- Parks
- Class "A" Watercourse

Produced by GIS Section: 26-Nov-2018, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 20 M



### SUBJECT PROPERTY

## 11597 Surrey Road

## 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.