

NO: R243

COUNCIL DATE: December 3, 2018

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **November 29, 2018**

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

FILE: **0870-20/551A**

SUBJECT: **Acquisition of Property at 13907 – 62 Avenue for Drainage and Park Purposes**

RECOMMENDATION

The Engineering Department and Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 13907 - 62 Avenue (PID: 030-132-436) for drainage and park 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 13907 – 62 Avenue for drainage and park purposes.

DISCUSSION

Property Description

The property at 13907 – 62 Avenue (the "Property") is a 2.451 acre (106,778 ft²) unimproved lot located within the South Newton Neighbourhood Concept Plan (NCP) area.

Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) Zone and designated Urban in the Official Community Plan. It is further designated Creeks and Riparian Setbacks, Townhouses (15 upa maximum) and Detentions Ponds by the NCP. The Highest and Best Use of the Property, absent the park designation, is passive use with some possible future development (subject to environmental, municipal/provincial regulations and significant site constraints).

Purpose of the Acquisition

The acquisition will protect Archibald Creek (a Class "A" watercourse) and its riparian area as parkland. The acquisition also helps deliver a portion of an important Biodiversity Conservation Strategy corridor as well allowing for future low impact public access through a trail system in the neighbourhood. The Property will also be used for the expansion of the south Newton detention pond which acts to mitigate flows to the downstream creek systems. This pond is key to the NCP area and integral in the protection of the local waterways.

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 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 and Infrastructure. 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;
- 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; and
- Infrastructure DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will protect Archibald Creek and its riparian area as parkland in perpetuity and provide land for the expansion of the south Newton pond.

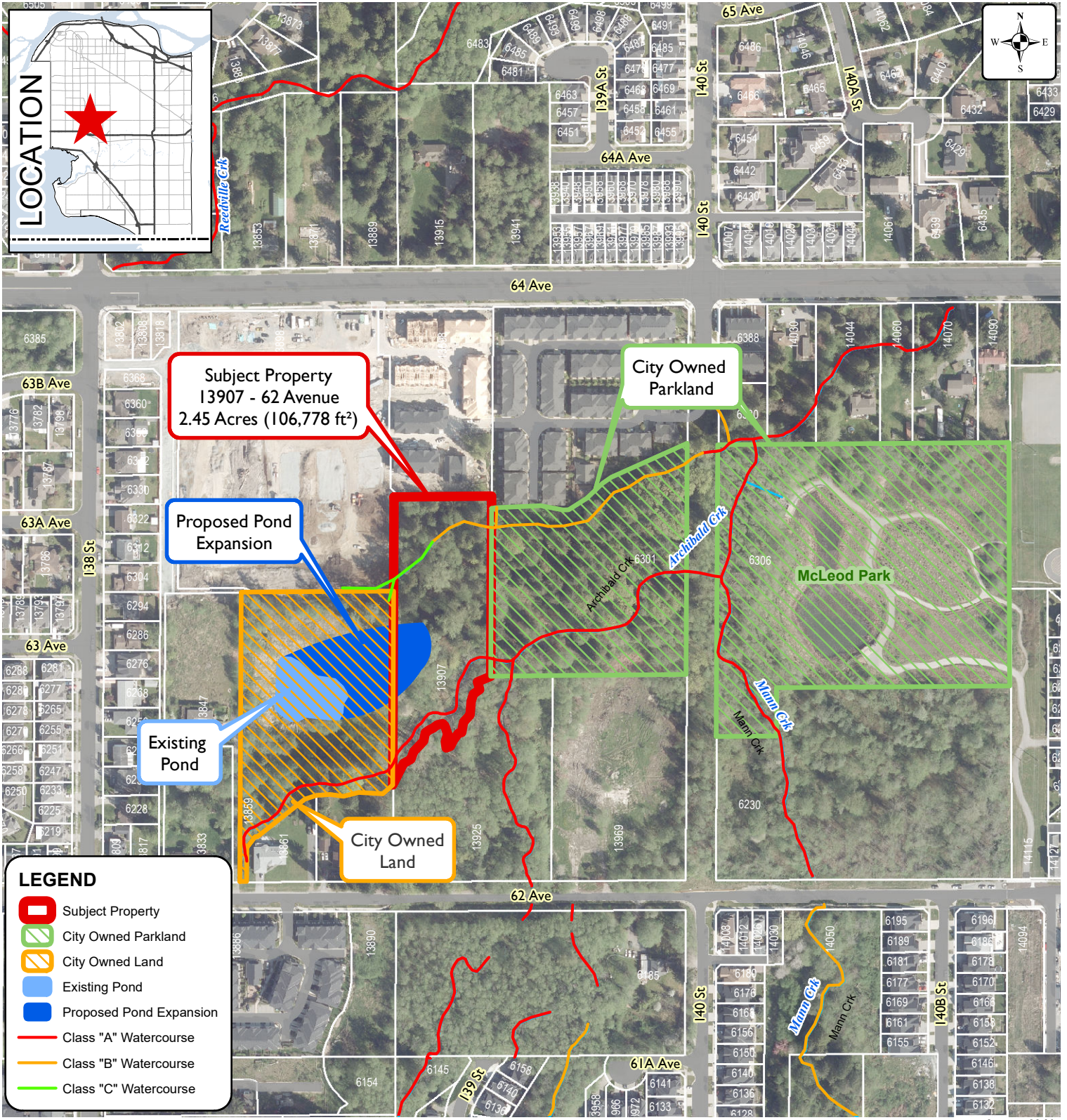
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/ap/amg/jma

Appendix "I" - Aerial Photograph of 13907 – 62 Avenue

AERIAL PHOTOGRAPH OF SITE



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

Date of Aerial Photograph: April 27, 2018

Scale: 1:3,500



SUBJECT PROPERTY 13907 - 62 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.