

NO: R124

COUNCIL DATE: June 24, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 19, 2024**

FROM: **General Manager, Engineering** PROJECT: **1795-308**  
**General Manager, Planning & Development** FILE: **R1994-0330**

SUBJECT: **Acquisition of a Portion of Property at 13511 – 64 Avenue for Road Purposes, and Disposition of an Adjacent Equivalent Area of City Property at 13507 – 64 Avenue**

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## RECOMMENDATION

The Engineering Department and the Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Approve the acquisition of a portion of the privately-owned property located at 13511 – 64 Avenue (PID: 008-867-992) for road purposes; and
3. Approve the disposition of a portion of City-owned property located at 13507 – 64 Avenue (PID: 010-117-440) for consolidation with the privately-owned property at 13511 – 64 Avenue, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter, SBC, 2003, chap. 26*.

## INTENT

The intent of this report is to seek Council's approval for a simultaneous purchase of a portion of privately-owned property (the "Acquisition Area") and sale of a portion of adjacent City property (the "Disposition Area"), as described in this report and as illustrated on the map attached as Appendix "I", in order to facilitate existing road infrastructure.

## DISCUSSION

### Property Description

The privately-owned property located at 13511 – 64 Avenue is a 1,012 m<sup>2</sup> rectangular shaped parcel, which is improved with a detached single-family dwelling.

The City property is located at 13507 – 64 Avenue is a vacant 278 m<sup>2</sup> rectangular lot, which is improved with a pathway connecting 64 Avenue to the 64A Avenue laneway along the western edge.

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

Both the Acquisition Area and the Disposition Area are zoned Single Family Residential (“RF”) Zone and designated “Urban” in the Surrey Official Community Plan.

## **Purpose of the Acquisition and Disposition**

The Engineering Department has requested that the Realty Services Division acquire a portion of the property at 13511 – 64 Avenue to facilitate the 64 Avenue road widening project from 128 Street to 138 Street by means of a land exchange of equivalent area.

The 56.7 m<sup>2</sup> Acquisition Area proposed to be secured by the City will accommodate existing road infrastructure along 64 Avenue.

The 56.7 m<sup>2</sup> Disposition Area is a 1.6 m wide strip off the City property. The Engineering and Planning & Development Departments have advised that the Disposition Area is not required for any future needs and are supportive of the disposition. The Disposition Area does not include any of the existing pathway connection between 64 Avenue and 64A Avenue.

City staff have initiated Development Application No. 7924-0120-00 to subdivide the Acquisition Area and Disposition Area.

As part of the disposition process, staff will ensure that notice of the Disposition Area is issued in accordance with the provisions of Section 26 and 94 of the *Community Charter, SBC, 2003, chap. 26*.

## **Land Value**

The respective areas will be transacted at their market values as determined by a staff appraiser; however, no compensation will be exchanged as there is zero net difference in purchase price.

All area calculations contained in this report are approximate and subject to final survey.

## **CONCLUSION**

The terms and conditions that have been negotiated for the proposed purchase and simultaneous sale are considered reasonable and the proposed transactions will resolve outstanding property requirements along 64 Avenue.

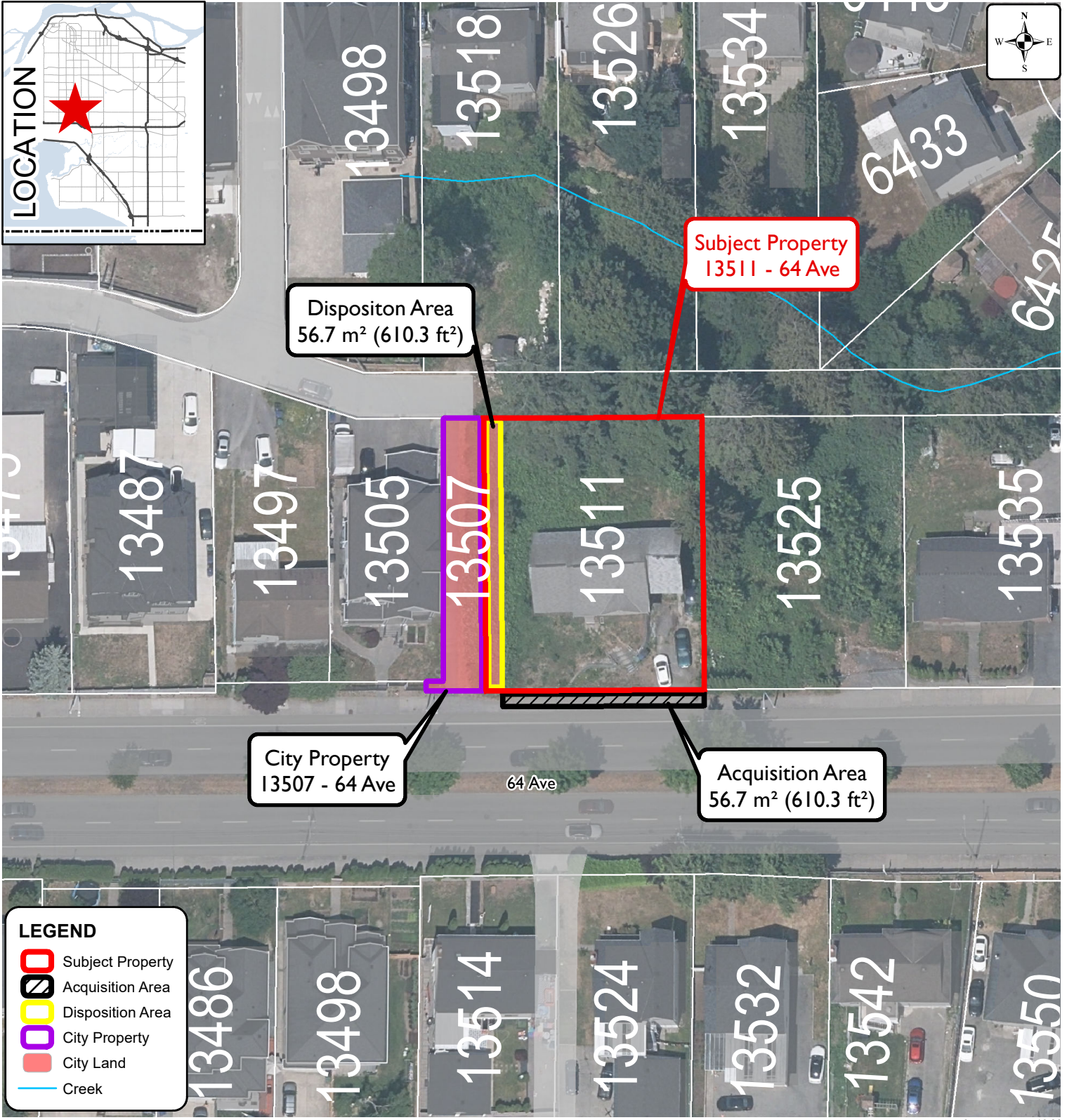
Scott Newman, P.Eng  
General Manager,  
Engineering

Don Luymes  
General Manager,  
Planning & Development

EF/kd/bn

Appendix “I”: Aerial Photograph of Subject Sites

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 28-May-2024

Date of Aerial Photograph: 2023

Scale: 1:700



**Subject Property  
13511 - 64 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.