



Corporate Report

NO: R249

COUNCIL DATE: DECEMBER 3, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: November 27, 2007
FROM: General Manager, Engineering FILE: 5400-60, R-07-0044
SUBJECT: Land Acquisition for Future Extension of 103A Avenue
(10346 - 132 Street)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID No. 014-638-690 (10346 - 132 Street) for the future 103A Avenue connector between 132 Street and 133A Street.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 21,901$ ft.² and is vacant. The subject property is located at the western section of the Surrey City Centre, on the east side of 132 Street, just south of 104 Avenue.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned RF (Single Family Residential) and the Highest and Best Use of the property, if it were not designated for road purposes, is as multiple residential apartment development in accordance with the OCP.

3. Purpose of Acquisition

Given the density of redevelopment in this area, 103A Avenue will be an essential, and is in fact the only local east/west connection in this 50 acre neighbourhood. Other missing portions of 103A Avenue will be dedicated and constructed by adjacent developers, including Westone. At the intersection of 132 Street, the entirety of 10346 - 132 Street is required for 103A Avenue, and it would be uneconomical for a single developer to purchase this, and then dedicate as road nearly all of 10346 - 132 Street. Once 10346 - 132 Street is

purchased by the City and the road allowance established, adjacent developments would construct either side of 103A Avenue. 103A Avenue, including the portion over 10346 - 132 Street, provides the only local connection between three City Centre arterials: West Whalley Ring Road, 132 Street, and Old Yale Road (Appendix II). It will also provide a local road that can be used as the main access to future multi-family residential, without compromising the integrity of the adjacent arterial network.

4. Contract of Purchase and Sale

A negotiated settlement with the owner, based on an independent market value appraisal, has been achieved and is subject to Council approval by December 5, 2007. Completion is to take place upon registration, which is scheduled for January 15, 2008.

5. Conclusion

The terms of this agreement are considered reasonable. Along with road dedication requirements of developments within this alignment, this acquisition will facilitate a local road extension between 132 Street and 133A Street, and provide network connectivity of three City Centre arterial roads: West Whalley Ring Road, 132 Street, and Old Yale Road. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from the Non-Arterial Property Acquisition Fund.

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Appendices

- I. Aerial Photograph of Site
- II. Concept Plan