

NO: R003

COUNCIL DATE: January 11, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 4, 2010**

FROM: **General Manager, Engineering**

FILE: **1799-9600  
R2009-0117**

SUBJECT: **Land Acquisition for Road  
10549 - 140 Street (Anderson)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize staff to acquire the property at 10549 - 140 Street (PID No. 001-126-806).

## DISCUSSION

### 1. **Property Location**

The subject property has a total area of 32,460 ft.<sup>2</sup>, and is improved with an older dwelling in poor condition. The property is located on the west side of 140 Street, between 104 Avenue and 108 Avenue.

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

The subject property is zoned RF (Single Family Residential Zone) and situated within the boundaries of the Surrey City Centre Neighbourhood Concept Plan. The property is designated Multiple Residential in the OCP. The latest Land Use and Density Concept Plan adopted by City Council in February 2009 designates the subject with a density of 1.5 FAR. The Highest and Best Use, if it were not designated for future collector road, would be redevelopment to a Multiple Residential use consistent with the subject's OCP designation.

### 3. **Purpose of Acquisition**

The entire area of this property is identified as being required for the future 105A Avenue. The project, which is expected to occur within 5 to 10 years, is dependent on growth and redevelopment in the area and the adjacent Surrey City Centre area.

#### **4. Contract of Purchase and Sale**

Staff have negotiated a settlement with the owner subject to City Council approval by January 13, 2010. The value was determined by an independent appraisal and completion is to take place upon registration on or before February 26, 2010.

#### **5. Sustainability Considerations**

The proposed road will support the City's Sustainability Charter's vision of enhancing the public realm with the design of public streets, sidewalks, walkways, and spaces between minimizing negative social, economic, and environmental impacts; and maximizing comfortable, safe, and beautiful streets. This will be achieved by implementing street widths and roadway design standards that minimize the negative impacts of transportation facilities on communities, while providing the appropriate infrastructure in support of the City's transportation needs. It will further facilitate an attractive pedestrian environment with appropriate sidewalks or paths wherever walking is a viable option, and the installation of lighting that supports a safe environment for walking and cycling and to increase public safety and a sense of ownership and community. The proposed road will also support the Charter's vision of efficiently moving people and goods, not just vehicles.

In particular, the project supports the Charter Scope actions related to:

- EN 13: Enhancing the Public Realm
- SC13: Creating a Fully Accessible City

#### **CONCLUSION**

This acquisition is required as part of 105A Avenue in the future.

The terms of this agreement are considered reasonable, and the Finance Department has confirmed that the funds for this acquisition are available in the Non-Arterial Property Acquisition Fund.

Vincent LaLonde, P.Eng.  
General Manager, Engineering

VL/LH/mpr/brb

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Appendix I. - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: December 9, 2009. AIV

Date of Aerial Photography: May 2009



**SUBJECT PROPERTY**  
**10549 140 ST**

**REALTY**  
**DIVISION**

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.

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