

NO: R128

COUNCIL DATE: June 7, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 3, 2010**

FROM: **General Manager, Engineering**

FILE: **0910-30/157**

SUBJECT: **Land Exchange with Metro Vancouver for the 96 Avenue Road Widening Project**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve the sale to Metro Vancouver of 4.075 hectares of City-owned land as illustrated on Appendix I attached to this report and described as those portions (3.84 hectares) of land (formerly road allowance) lying in Section 6 Township 9 New Westminster District being a portion of road dedicated by:

- Plan 3288;
- Plan 4300;
- Plan 5980;
- Plan 6072;
- Plan 9888;
- Highway Plan 28296;
- Plan 32744; and

those portions (0.235 hectares) of land (formerly road allowance) lying in Section 31 Township 8 and Section 6 Township 9 New Westminster District being a portion of road dedicated by;

- Plan 24769;
- Plan 6870;
- Highway Plan 50683;
- Reference Plan BCP 27681; and

2. Approve the purchase by the City from Metro Vancouver of 3.249 hectares of land as illustrated on Appendix I attached to this report and described as a portion of:
 - PID 028-199-006 (no street address assigned - 96 Avenue between 168 and 176 Street);
 - PID 013-209-710 (street address: 16343 & 16345 - 96 Avenue);
 - PID 007-059-558 (street address: 16441 - 96 Avenue);
 - PID 007-059-566 (street address: 16507 - 96 Avenue);
 - PID 009-314-326 (street address: 16585 - 96 Avenue);
 - PID 009-314-199 (street address: 16611 - 96 Avenue);
 - PID 009-314-059 (street address: 16695 - 96 Avenue);
 - PID 009-314-016 (street address: 16755 - 96 Avenue); and
 - rights-of-way and temporary work space licences over MV lands (having a combined area of 1.96 hectares).

BACKGROUND

Metro Vancouver and the City of Surrey have finalized a land exchange agreement (land purchase and sale agreement) for the benefit of both parties subject to approval by the MV Board and Surrey City Council (Note: On May 21, 2010, the MV Board of Directors approved the recommendation and the related Bylaw No. 1124, 2010 was given first through third readings). As part of the land exchange, the City will be acquiring land from Metro Vancouver along the south limit of Tynehead Park between 163 Street through 176 Street for a widening of 96 Avenue along its north side.

On April 12, 2010, Council approved the closure of portions of 100 Avenue, Tynehead Drive, 172 Street, and the northwest corner of 96 Avenue and Highway 15 (See Appendix II, Corporate Report No. Ro70; 2010), which have been closed to create two fee simple parcels with title in the name of the City of Surrey. These two City-owned parcels will be sold (exchanged) to Metro Vancouver for consolidation with Tynehead Regional Park to facilitate the construction of the perimeter trail system within this Park. In addition to the exchange of land, the value of other interest in lands (Recommendation 2), being rights-of-way and temporary work space licences has also been taken into consideration to ensure an equitable exchange.

The recent completion of the Golden Ears Bridge project, which connects to 96 Avenue and 176 Street, brings traffic from Pitt Meadows and Maple Ridge across the Fraser River. As a result, traffic volumes on 96 Avenue have significantly increased and will continue to increase beyond the capacity of the existing 96 Avenue roadway. In addition there is intended to be a connection from this road system to the South Fraser Perimeter Road upon its completion. The anticipated increase in traffic warrants the widening of 96 Avenue to the ultimate arterial standard of 2 lanes in each direction divided with a raised median plus left-turn lanes at intersections.

The Golden Ears Bridge project is contributing \$2.4 million toward the project, a grant of \$8 million has been secured from the Canada Infrastructure Stimulus Program and the remainder of the cost of the \$24 million project will be shared equally between the City and TransLink under their MRN Minor Capital program. Should Council approve the proposed land exchange, the expected start date of the road construction work is the summer 2010.

DISCUSSION

Metro Vancouver and the City of Surrey have negotiated, subject to MV Board and City Council approval, the exchange of areas of land to facilitate the City's 96 Avenue upgrading project along the south limit of Tynehead Park (i.e., 163 Street to 175 Street) and the construction of Metro Vancouver's Tynehead Park perimeter trail system. The recommended land exchange is being structured such that there will be no net loss of parkland and minimal impact to the park as a result of the road widening project.

All references to areas contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure supports the City's Sustainability Charter's economic goal of using the City's land base efficiently, through Sustainable Transportation Options EN15, Energy Efficiency EN1, Sustainable Infrastructure Maintenance and Replacement EC3, and creating a fully Accessible City (SC13).

The proposed road widening will also support the City's Sustainability Charter's vision of enhancing the public realm through the design of public streets, sidewalks, walkways, and other public spaces to create comfortable, safe, and beautiful spaces.

CONCLUSION

The City of Surrey's objective to acquire additional road allowance along 96 Avenue correlates with MV's objective to acquire the closed road allowance areas located adjacent to Tynehead Park for consolidation with the Park. The Engineering Department recommends that Council authorize the land exchange as documented in the Recommendation Section of this report to support an upgrading to 96 Avenue.

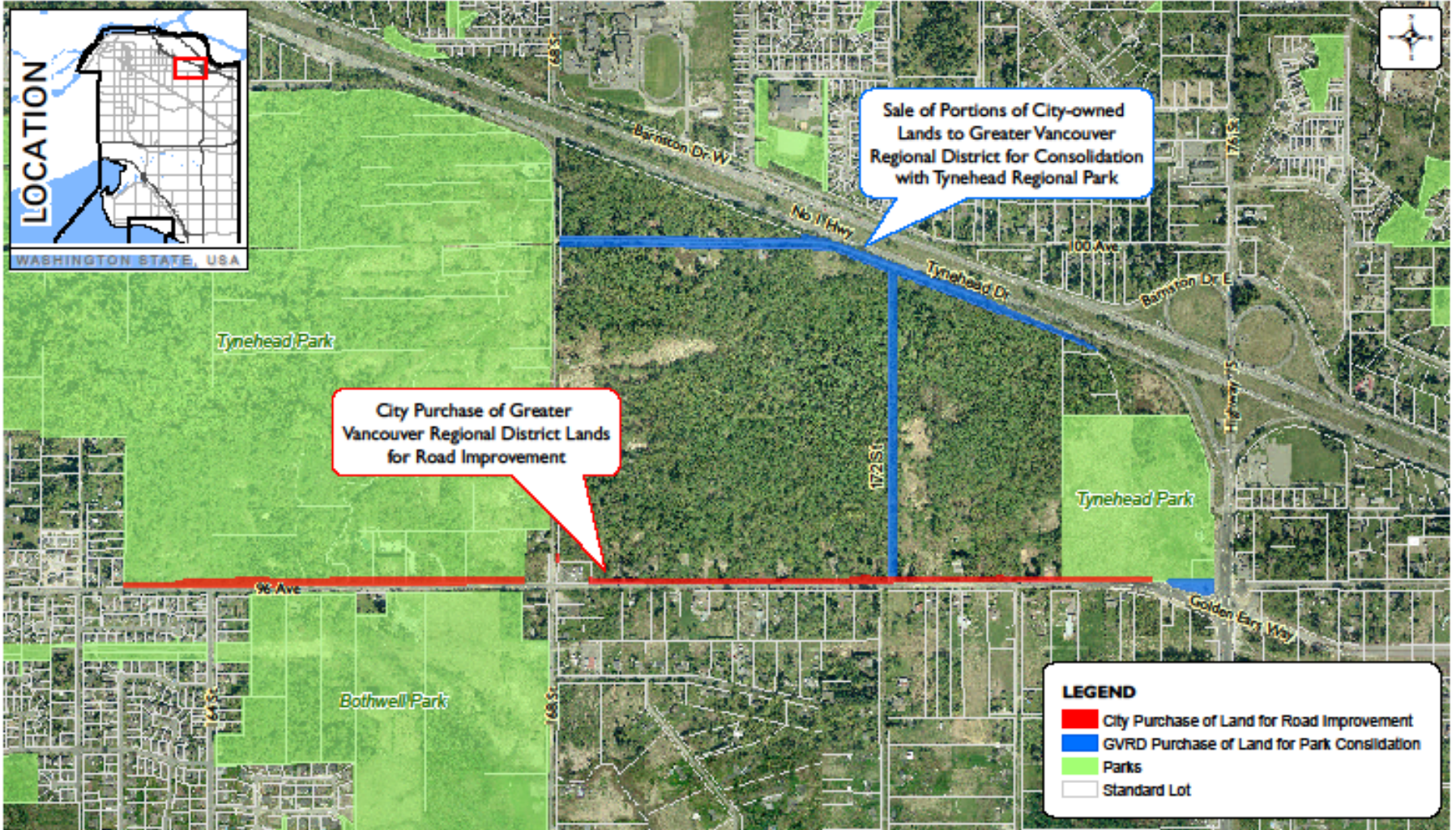
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photo
Appendix II: Corporate Report R070; 2010

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 17, 2010, AW

Date of Aerial Photography: April 2009

EXCHANGE OF LAND THROUGH THE SALE OF CITY LAND AND THE PURCHASE OF METRO VANCOUVER LAND LOCATED BETWEEN 163 ST THROUGH 176 ST AND NO 1 HWY AND 96 AVE

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.

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