

NO: R202

COUNCIL DATE: September 13, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 16, 2010**
FROM: **General Manager, Engineering** FILE: **0870-20/401/B**
General Manager, Parks, Recreation and Culture
SUBJECT: **Land Acquisition for Park Property located within the
10400 to 10500 Block of 140B Street and 10600 to 10700 Block of 140A Street**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the acquisition of the properties known as:

PID No. 000-818-658 (10449 - 140B Street),	PID No. 000-819-301 (10606 - 140A Street),
PID No. 000-818-747 (10459 - 140B Street),	PID No. 000-819-328 (10616 - 140A Street),
PID No. 000-818-666 (10469 - 140B Street),	PID No. 000-819-344 (10626 - 140A Street)
PID No. 000-818-682 (10477 - 140B Street),	PID No. 000-819-352 (10636 - 140A Street),
PID No. 000-818-712 (10485 - 140B Street),	PID No. 000-819-361 (10646 - 140A Street),
PID No. 000-818-763 (10493 - 140B Street),	PID No. 000-819-387 (10656 - 140A Street),
PID No. 000-818-771 (10507 - 140B Street),	PID No. 000-819-395 (10666 - 140A Street),
PID No. 000-818-721 (10515 - 140B Street),	PID No. 000-819-409 (10676 - 140A Street),
PID No. 000-818-798 (10523 - 140B Street),	PID No. 000-819-425 (10686 - 140A Street),
PID No. 000-818-801 (10533 - 140B Street),	PID No. 000-819-433 (10704 - 140A Street),
PID No. 000-818-810 (10541 - 140B Street),	PID No. 000-819-441 (10714 - 140A Street),
PID No. 000-818-836 (10553 - 140B Street),	PID No. 000-819-450 (10724 - 140A Street),
PID No. 000-818-844 (10563 - 140B Street),	PID No. 000-819-476 (10734 - 140A Street),
PID No. 000-818-852 (10573 - 140B Street),	PID No. 000-819-484 (10744 - 140A Street),
PID No. 000-818-879 (10583 - 140B Street) &	PID No. 000-819-492 (10754 - 140A) Street

for parkland and road purposes.

DISCUSSION

1. Property Location

The properties at 10449, 10459, 10469, 10477, 10485, 10493, 10507, 10515, 10523, 10533, 10541, 10553, 10563, 10573, and 10583 - 140B Street are a contiguous row of lots fronting 140B Street in North Surrey. The properties at 10606, 10616, 10626, 10636, 10646, 10656, 10666, 10676, 10686, 10704, 10714, 10724, 10734, 10744 and 10754 - 140A Street are a contiguous row of lots on the 140A Street alignment immediately to the north of the above referenced properties (see the attached Appendix I).

These lots are located in the area directly east of the area covered by the Surrey City Centre Land Use Plan and if acquired will form part of the Quibble Creek greenway. This greenway is a vital part of the City Centre Green City network. The 30 vacant lots, which are covered

by a Hydro right-of-way have a combined area of 291,808 ft.² (6.70 acres) and will provide for the construction of a pathway within a greenway for which the City has received Build Canada funding.

2. Zoning, Plan Designations, and Land Uses

The subject lots are zoned RF (Single Family Residential). The Highest and Best Use for these lots is a utility and open space corridor.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of these lots is necessary to support the build-out of a greenway/pathway in support of ongoing development in the Surrey City Centre area. This purchase will enable a substantial portion of pathway to be constructed between 104 Avenue and 108 Avenue. A portion of 10704 and 10686 – 140A Street within the lots that are proposed for acquisition will be dedicated as road for the connection of 107 Avenue as approved by Council through Resolution R09-2121.

The planned alignment for 105 Avenue will also extend through the subject properties; however, the alignment has not yet been firmly established and, as such, it will not be dedicated at this time.

4. Contract of Purchase and Sale

Staff has negotiated a Contract of Purchase and Sale Agreement with the owner of the lots subject to Council approval by March 2, 2010. The purchase price was determined by an independent, accredited appraiser and completion is to take place upon registration in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

Purchasing the subject land supports the Sustainability Charter's vision of providing alternate means of transportation through the construction of pathways to encourage bicycle transportation and pedestrian circulation. The implementation of 107 Avenue will provide access for pedestrians and vehicles between the neighbourhoods on either side of the proposed greenway, the local school and Hawthorne Park, encouraging walking and reducing vehicle trip lengths. As well, this purchase supports the Charter's vision of integrating nature into the City's neighbourhoods and protection of habitat. Specifically, the proposed land acquisition supports the following Sustainability Charter Scope actions:

EC16: Increased Transit and Transportation to Support a Sustainable Economy.

EN12: Enhancement and Protection of Natural Areas, Fish Habitat, and Wildlife Habitat.

CONCLUSION

The terms of the purchase agreement are considered reasonable. The acquisition of the subject lots will provide for the construction of a pathway for the Quibble Creek section of the City's greenway system along with a portion of 107 Avenue and potentially a portion of the 105 Avenue in the future.

The Finance Department has confirmed that funds for this acquisition are available in the Park Acquisition DCC Reserve.

Laurie Cavan
General Manager
Parks, Recreation & Culture

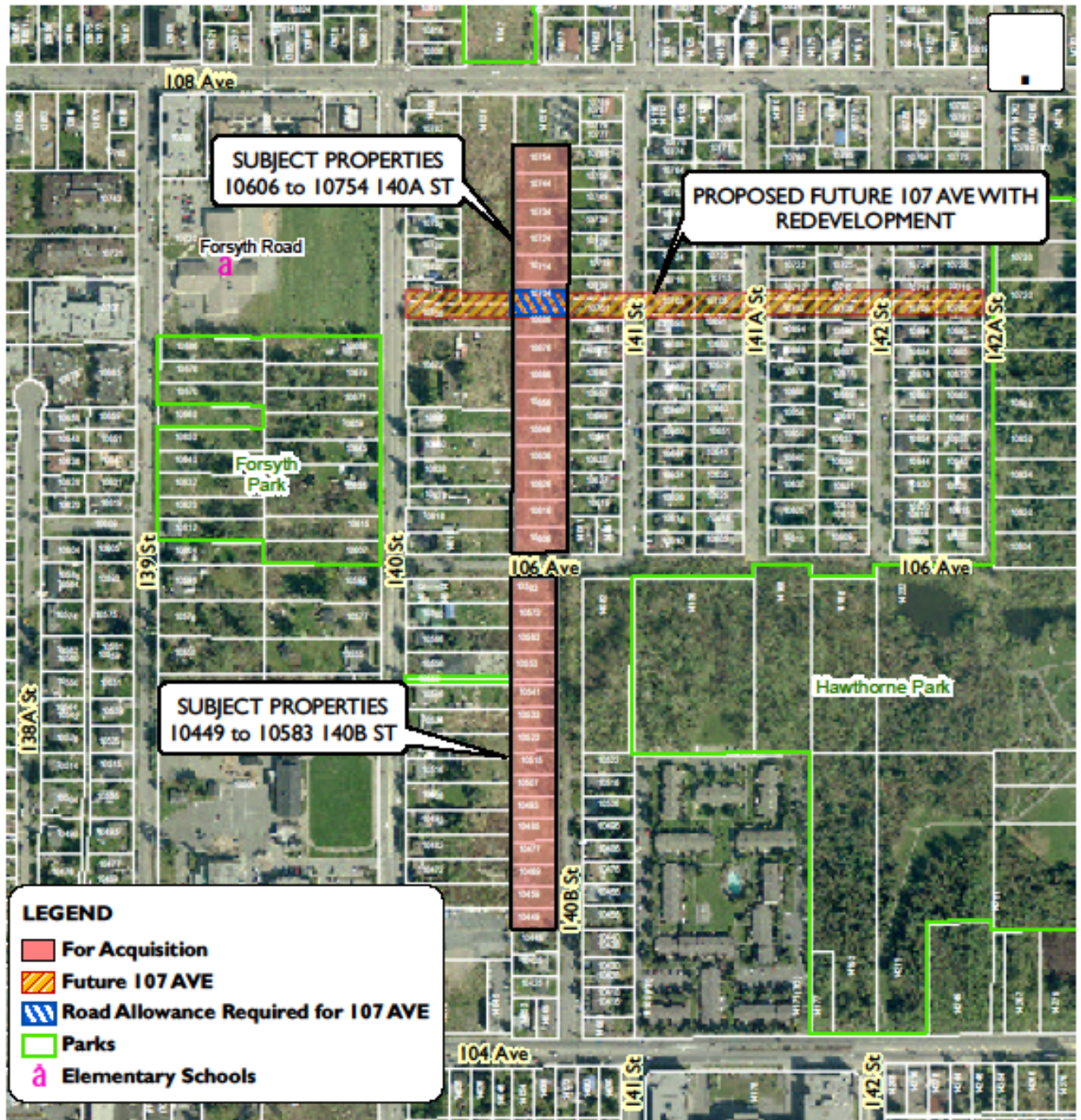
Vincent Lalonde, P.Eng.
General Manager
Engineering

JB/EE/mpr/brb

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Appendix I: Aerial Photograph of Lots to be Acquired

APPENDIX I AERIAL PHOTOGRAPH OF SITE



LEGEND

- For Acquisition
- Future 107 AVE
- Road Allowance Required for 107 AVE
- Parks
- Elementary Schools

Produced by GIS Section: December 10, 2009. AW

Date of Aerial Photography: May 2009



**SUBJECT PROPERTIES
10449 TO 10583 140B ST &
10606 TO 10754 140A 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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