

NO: R014

COUNCIL DATE: January 24, 2011

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 20, 2011**

FROM: **General Manager, Engineering**

FILE: **o870-40/57**

SUBJECT: **Acquisition of Property at 5554 – 176 Street**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property at 5554 – 176 Street (PID No. 027-239-306) as illustrated on Appendix I attached to this report.

## DISCUSSION

### 1. **Property Location: 5554 – 176 Street**

The property at 5554 – 176 Street is situated at the edge of the downtown core of Cloverdale on the east side of 176 Street, just south of Highway 10 (56 Avenue). The property is illustrated on the air photograph that is attached to this report as Appendix I.

The property is vacant and has an area of 34,338 ft.<sup>2</sup>

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

The subject property is zoned IH (High Impact Industrial Zone) with a permissible site coverage of 60% and an FAR of 1.0. It is designated as “Industrial” in the Official Community Plan.

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

The purpose of the acquisition is to facilitate the implementation of a heritage rail demonstration project in Surrey pursuant to the recommendations of Corporate Report No. Roo7; 2011 (a copy of which is attached as Appendix II), which were approved by Council during its Regular meeting on January 10, 2011.

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

A purchase and sale agreement has been negotiated with and accepted by the owner. This agreement is supported by an appraisal and is subject to City Council approval on or before January 25, 2011. Sale completion is scheduled to take place on February 11, 2011.

## 5. Sustainability Considerations

The construction of a new car barn and related facilities will assist in achieving some of the Socio-Cultural and Economic goals within the City's Sustainability Charter. These include:

- developing a sense of place and belonging for the community through the introduction of heritage rail facilities in Cloverdale;
- preserving significant heritage assets, and promoting and educating the public about the City's history; and
- establishing tourism and economic development.

The Sustainability Charter actions addressed by this proposal include:

- SC10 - Historical and Heritage Assets;
- EC1 - Corporate Economic Sustainability.

## 6. Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available within the Build Surrey Program.

## CONCLUSION

The proposed acquisition will enable the construction of a car barn as part of a heritage rail demonstration project as approved by City Council on January 10, 2011. It is recommended that Council approve the purchase of the property at 5554 – 176 Street (PID No. 027-239-306) as illustrated on Appendix I attached to this report.

Vincent Lalonde, P.Eng.  
General Manager,  
Engineering

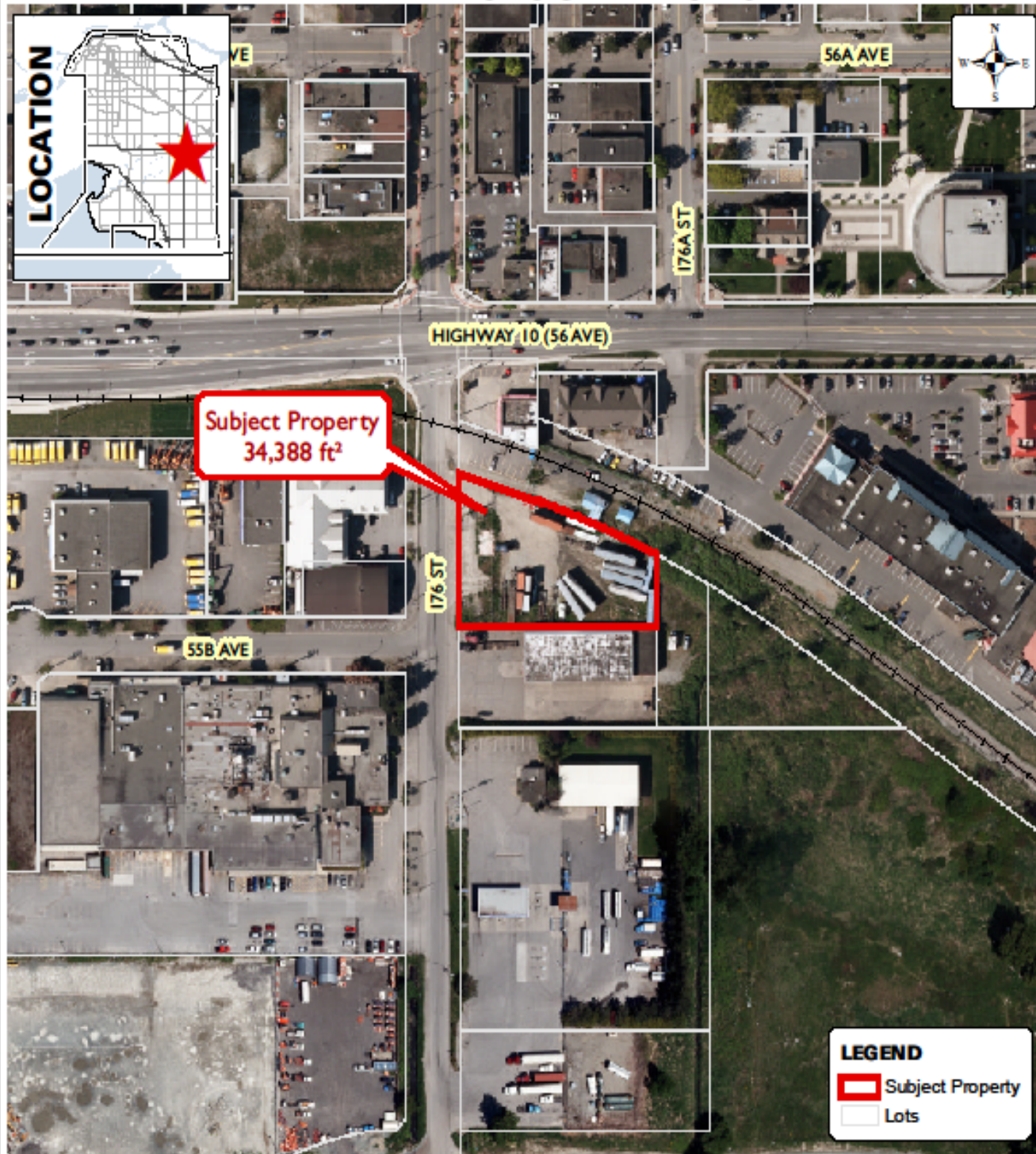
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### Appendices:

- I. Aerial Photograph of Site
- II. Corporate Report R005; 2011

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: January 7, CSUJR

Date of Aerial Photography: May 2010



**SUBJECT PROPERTY**  
**5554 176 STREET**  
**FILE: 0870-40/57**

**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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