

NO: **R103**

COUNCIL DATE: **May 28, 2012**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **May 23, 2012**

FROM: **General Manager, Engineering**

FILE: **1712-703**

R11-0087/R11-0088

SUBJECT: **Acquisition of Property at 10727 King George Boulevard and 10724 - 135A Street for Future Road**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of each of the properties at 10727 King George Boulevard (PID No. 003-883-914) and 10724 - 135A Street (PID No. 005-402-425), respectively, for the future extension of 107A Avenue.

DISCUSSION

1. **Property Locations: 10727 King George Boulevard and 10724 - 135A Street**

The properties at 10727 King George Boulevard and 10724 - 135A Street are adjacent to each other as illustrated on Appendix I and are under common ownership. The lot at 10727 King George Boulevard has an area of 5,400 ft.² (501 m²) while the lot 10724 - 135A Street has an area of 7,519 ft.² (698.5 m²). The lot on King George Boulevard is improved with an older, two-storey, wood frame building with vacant commercial space restaurant on the main floor and residential accommodations above. The lot on 135A Street is vacant except for a 25 ft x 28 ft single storey, wood frame shed building on it.

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

The lot at 10727 King George Boulevard is zoned - Highway Commercial (CHI) and the lot at 10724 - 135A Street is zoned Commercial (C8).

The Land Use Concept for City Centre designates the subject lots as "Mixed Use" with a floor area ratio (FAR) of up to 3.5.

3. **Purpose of the Acquisition**

The purpose of the acquisition of the subject lots is for the future extension of 107A Avenue between King George Boulevard and City Parkway located west of King George Boulevard (See Appendix II). This road extension will be necessary to serve expected future growth and development in the City Centre area. Both the subject properties warrant a purchase

due to the fact that they are impacted almost entirely by the future 107A Avenue road alignment. The small residual area of each lot not required for road purposes will be sold and consolidated with adjacent development.

4. Contract of Purchase and Sale

Staff has negotiated an agreement with the owners subject to City Council approval by May 28, 2012. The value was determined by an independent appraiser (Colliers International) and completion is to take place upon registration on or before June 22, 2012.

5. Sustainability Considerations

Acquisition of the subject properties for road purposes will assist in achieving the objectives of the City's Sustainability Charter through enhancing the public realm by way of the design of public streets, sidewalks, and walkways to minimize the negative impacts of transportation facilities on the neighbourhood while providing the appropriate infrastructure to support transportation demands resulting from new growth. The proposed road will also support the Charter vision of efficiently moving people and goods, not just vehicles.

In particular, the acquisitions support the following Sustainability Charter Scope action items:

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

6. Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Non-Arterial Property Acquisition Fund.

The terms of the purchase and sale agreement are considered reasonable.

Vincent Lalonde, P.Eng.
General Manager, Engineering

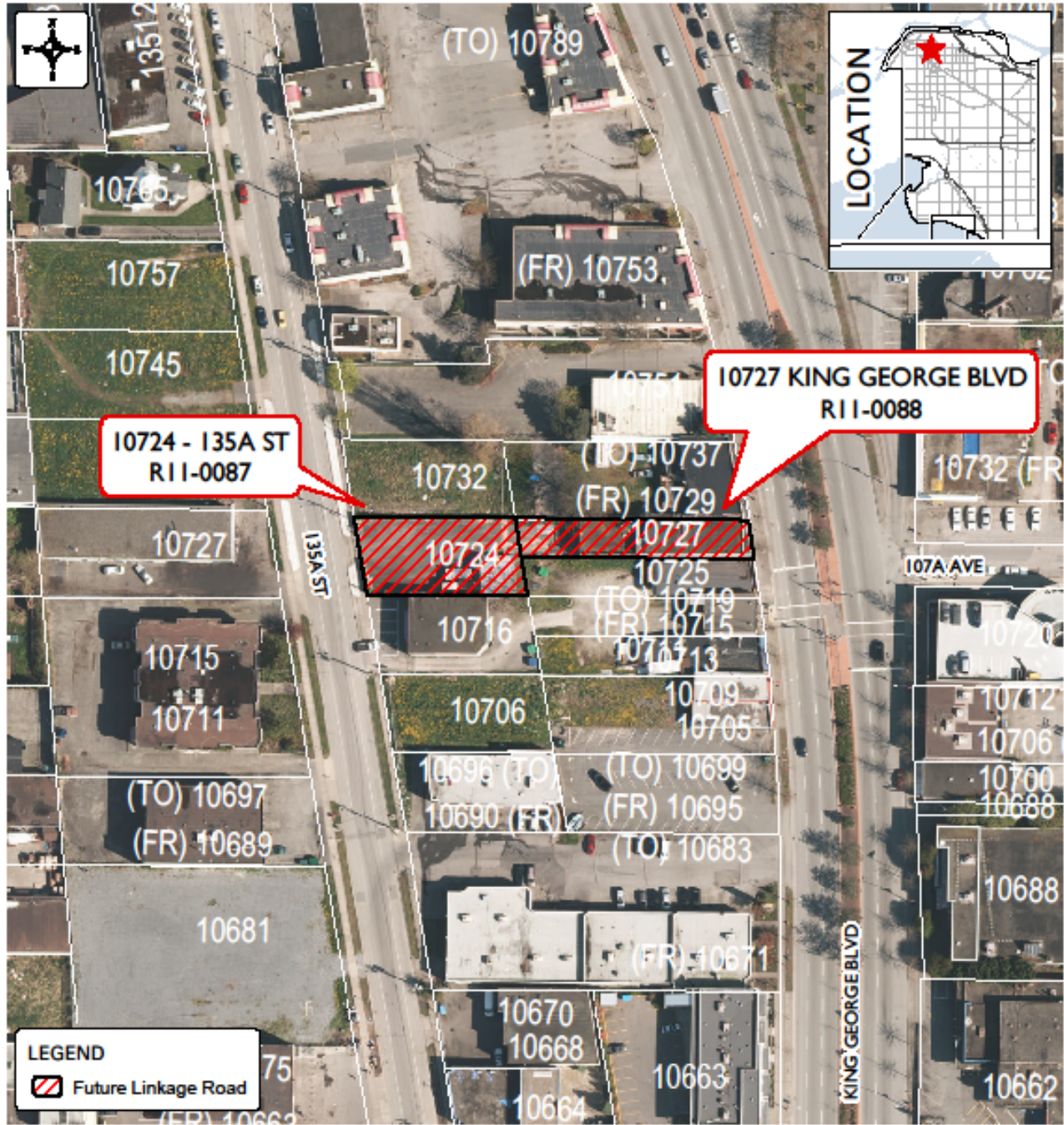
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Appendix I: Aerial Photograph of Site

Appendix II: Plan of the Future Alignment of 107A Avenue

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May 2, 2012, AW8

Date of Aerial Photography: April 2011



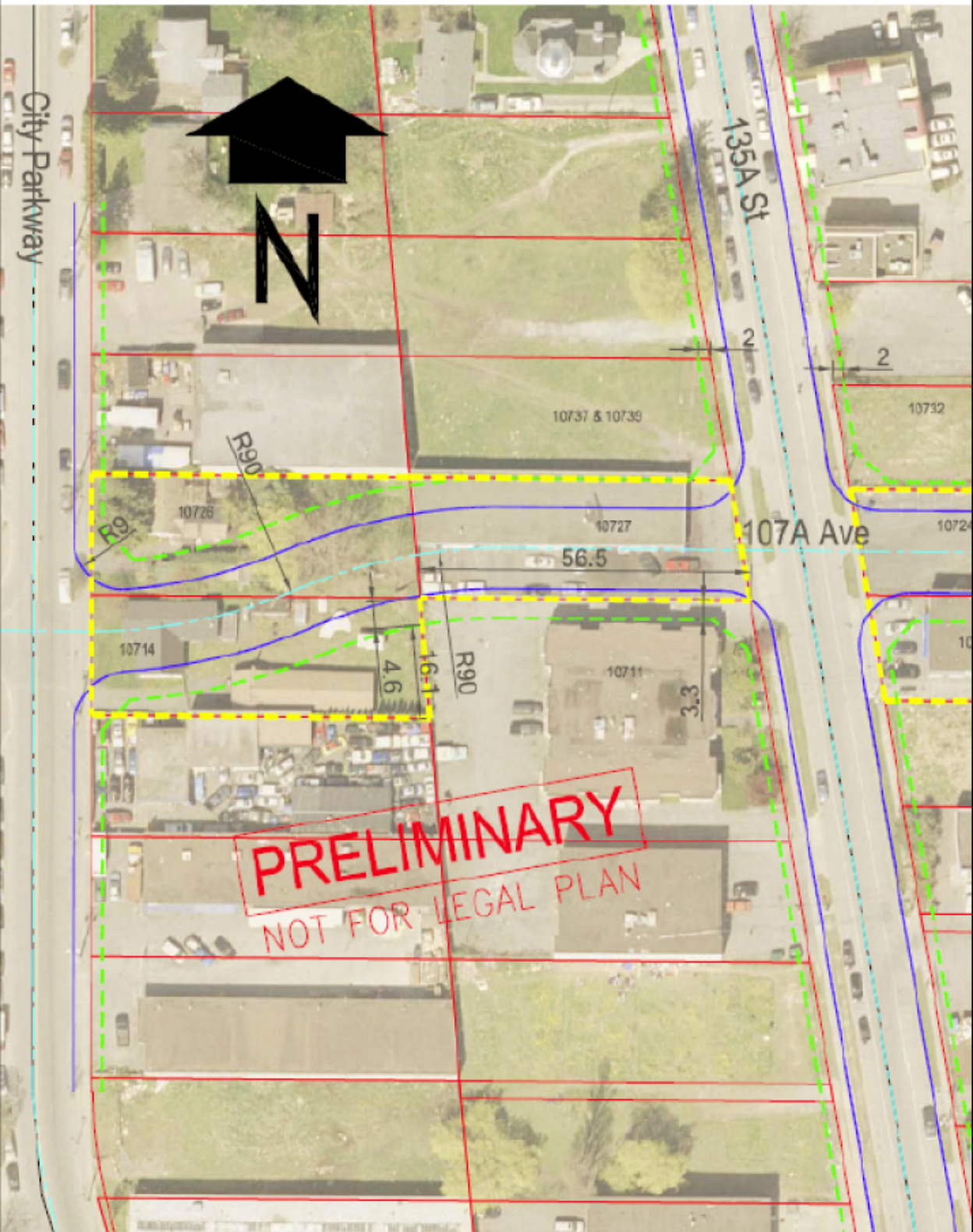
FUTURE LINKAGE
ROAD

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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CORPORATE REPORTS\Realty\
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APPENDIX II



CITY OF SURREY: ENGINEERING DEPARTMENT

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Plan of the Future Alignment of 107A Avenue

CITY PARKWAY TO KING GEORGE HIGHWAY