

NO: **R150**

COUNCIL DATE: **July 9, 2012**

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 4, 2012**

FROM: **General Manager, Engineering**

FILE: **1712-7030  
R-2012-0002**

SUBJECT: **Acquisition of Property at 2358 – 156 Street for Road Purposes**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 2358 – 156 Street (PID No. 001-203-525) for the future extension of 23A Avenue east of 156 Street.

## DISCUSSION

### 1. **Property Description**

The subject property, as illustrated on the attached Appendix I, is located at 2358 - 156 Street in the Sunnyside Heights area of South Surrey. The lot has an area is 9,360 ft.<sup>2</sup> (870 m<sup>2</sup>) and is improved with an older, one-storey dwelling with attached garage and several sheds.

The properties along the east side of 156 Street in the vicinity of the subject lot are generally older, single-family dwellings; some occupied as residences while other dwellings have been converted to commercial office space. On the west side of 156 Street in the same block are a variety of commercial properties, including an ambulance station located directly across the street.

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

The subject property is zoned Single Family Residential Zone (RF) and is designated “Urban” in the Official Community Plan. The Neighbourhood Concept Plan designates the subject lot and the other lots on the east side of 156 Street for Commercial uses.

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

The lot is proposed to be acquired to facilitate the connection of 23A Avenue to 156 Street and to facilitate traffic circulation in the area. The 23A Avenue connection will provide alternative full-movement access to 24 Avenue for the Cranley Drive neighbourhood south of 24 Avenue when a partial closure (right-in/right-out only) of the 24 Avenue/157 Street intersection occurs. Such a partial closure is due to take place with the future construction of the Highway 99/24 Avenue interchange.

**4. Contract of Purchase and Sale**

Staff has negotiated an agreement of purchase with the property owners subject to City Council approval by July 11, 2012. The value of the property was determined by an independent appraiser (Bentley Appraisals Ltd.) and completion is to take place upon registration on July 27, 2012.

**5. Project Scope (Future)**

With construction of the Highway 99 / 24 Avenue interchange, currently listed in the four-year to six-year timeframe of the Engineering Department's 10-Year Servicing Plan, the left-in and left-out traffic movements at the intersection of 24 Avenue and 157 Street will be eliminated to allow for improved operation and safety of the interchange. Without an extension of 23A Avenue to 156 Street, the residents of the neighbourhood bounded by Norfolk Road to the south, King George Boulevard to the west, 24 Avenue to the north, and Cranley Drive to the east will be faced with driving considerably further to travel to the northwest from their neighbourhood. The extension of 23A Avenue to the west to connect with 156 Street would reduce the trip length and travel time for motorists to/from the Cranley Drive neighbourhood, thereby reducing vehicle emissions and increasing neighbourhood liveability.

**6. Sustainability Considerations**

Acquisition of the subject property 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 subject acquisition supports the following Sustainability Charter Scope action items:

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

**7. Funding for Purchase**

Funding for this acquisition is 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

