

NO: **R004**

COUNCIL DATE: **January 14, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 8, 2013**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation and Culture Department**

FILE: **0870-40/61**

SUBJECT: **Acquisition of Property at 18949 – 52 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 18949 – 52 Avenue (PID No. 012-369-080) for the purpose of road allowance for a future collector road planned to connect 52 Avenue and 54 Avenue and for parkland.

DISCUSSION

1. **Property Location: 18949 – 52 Avenue**

The property at 18949 - 52 Avenue (the “Property”) is situated between 188 Street and 192 Street, south of No. 10 Highway as illustrated on the map attached as Appendix I. It is located west of the overpass on 192 Street over the CP Railway that is being constructed as part of the Roberts Bank Rail Corridor Program.

The Property has an area of 19,782 m² (4.89 acres). It is cleared, vacant and slopes gradually from the north property line south to 52 Avenue. Cummins Creek runs through the westerly portion of the Property. This watercourse is designated as “Class B”, which is important as fish habitat.

A future collector road will be located through the centre of the site east of the watercourse. The site is currently zoned IL (Light Impact Industrial) and the residual parcel to the east of the proposed collector road can be developed on its own or be consolidated with the adjacent property to the east for development.

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

The Property is zoned IL (Light Industrial Impact).

3. Purpose of the Acquisition

The purpose of the acquisition is to facilitate the construction of a future collector road that will connect 52 Avenue and 54 Avenue at approximately the 190 Street alignment. This road will facilitate development of designated industrial lands, improve access for existing industrial properties, and keep truck traffic out of the nearby residential areas.

The Property will provide the road allowance for the southerly section of this future collector road, which will tie into the 54 Avenue intersection with 192 Street that is being traffic-signal controlled as part of the Roberts Bank Rail Corridor (“RBRC”) Project. The proposed alignment of this future collector road is illustrated on the attached Appendix II. With completion of the RBRC project, the collector road will be continuous between 184 Street and 196 Street.

Upon dedication of the completed industrial road through the Kwantlen College site (180 Street to 184 Street), as was planned with the first phase of development of the site along with development of a few other properties, this road will ultimately connect industrial lands from 172 Street to 196 Street.

The westerly portion of the Property, including the watercourse, will be retained as parkland, which will protect the watercourse and related riparian habitat. The City-owned land located directly north of the Property is also dedicated parkland.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property and is subject to City Council approval. Sale completion is scheduled to take place on or before February 15, 2013.

5. Sustainability Considerations

The purchase of the Property will assist in achieving the objectives of the City’s Sustainability Charter; more particularly the following Charter scope action items:

- SC13: Creating a Fully Accessible City; and
- EN13: Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

Funds for this acquisition are available from the RBRC funding partners, the Non-Arterial Property Acquisition Fund, and the Park Acquisition Program.

CONCLUSION

The acquisition of the Property will allow for the completion of a future east-west collector road south of No. 10 Highway between 176 Street and 196 Street and will provide a connection between 52 and 54 Avenue that will enable traffic to use the new 54 Avenue overpass of the CP Railway. A residual portion of the Property will be kept as parkland to protect an existing watercourse and related riparian habitat.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

JB/LH/mpr/brb

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Appendix I – Aerial Photograph of Site

Appendix II – 52 – 54 Avenue Future Collector Road Alignment

APPENDIX I AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY
18949 - 52 AVENUE
(4.89 ACRES)**

LEGEND

- Creek
- Subject Property
- Parks

Produced by GIS Section: December-06-12, aw8

Date of Aerial Photography: April 2012

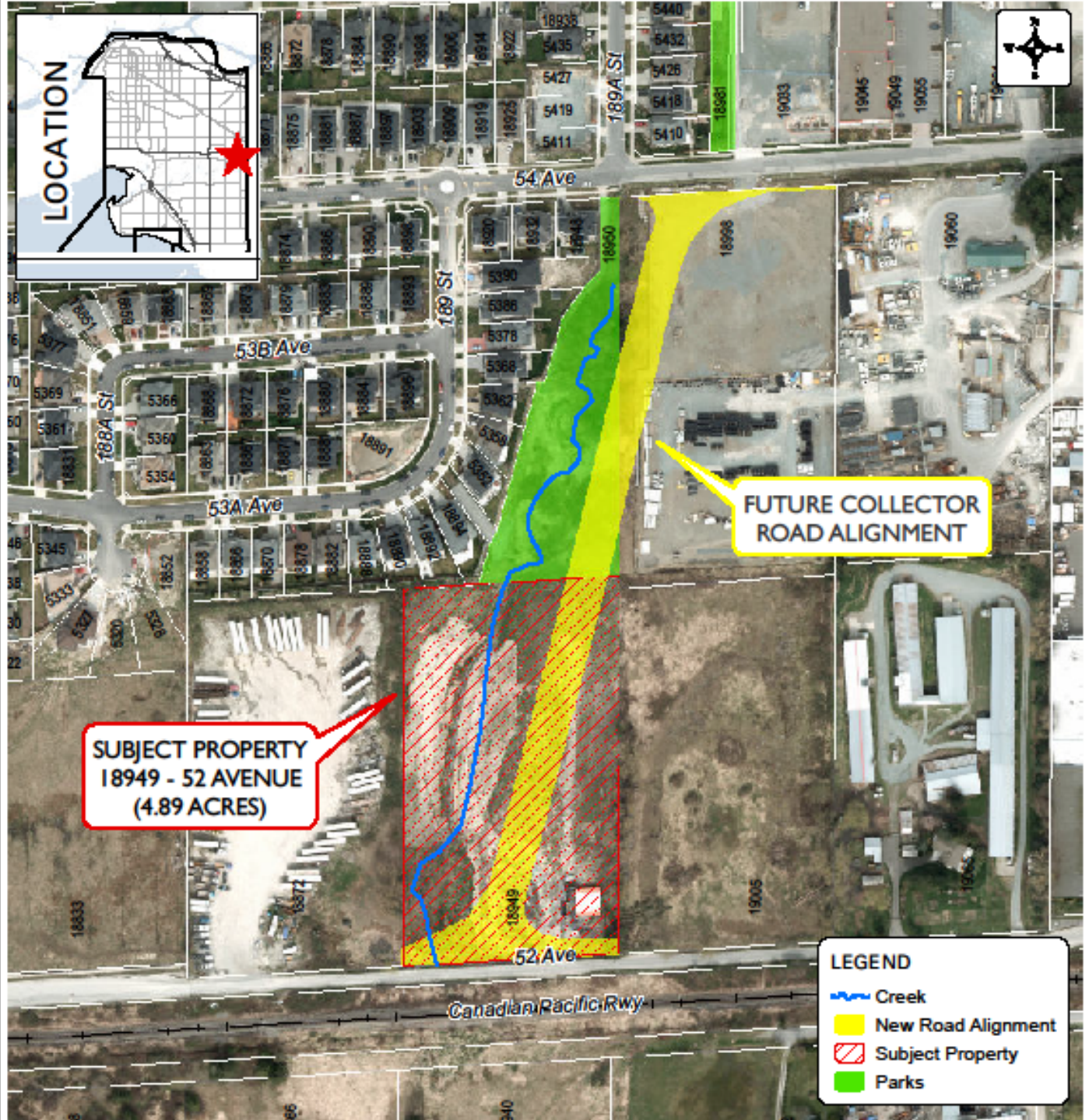


**SUBJECT PROPERTY
18949 - 52 AVENUE**

**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.

APPENDIX II 52 - 54 AVENUE FUTURE COLLECTOR ROAD ALIGNMENT



**SUBJECT PROPERTY
18949 - 52 AVENUE
(4.89 ACRES)**

**FUTURE COLLECTOR
ROAD ALIGNMENT**

LEGEND

- Creek
- New Road Alignment
- Subject Property
- Parks

Produced by GIS Section: January-04-13, aw8

Date of Aerial Photography: April 2012



**SUBJECT PROPERTY
18949 - 52 AVENUE**

**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 size, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: GISAPP\N\GIS\Map\arcgis\portal\apoc\rsby\AW-18949-52 AVENUE\ad\lg-A7.mxd