

NO: **R042**

COUNCIL DATE: **March 11, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 5, 2013**

FROM: **General Manager, Engineering**

FILE: **0870-40/69 & 70**

SUBJECT: **Acquisition of Properties at 9644 – 137 Street and 9661 – 137A Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the following properties, which are illustrated in Appendix I attached to this report:

- 9664 – 137 Street (PID: 002-013-584); and
- 9661 – 137A Street (PID: 010-013-431)

for the purpose of a future pedestrian lane as generally described in this report.

DISCUSSION

1. Property Description:

The properties located at 9664 – 137 Street and 9661 – 137A Street are back-to-back lots, each having a site area of approximately 666 m² (7,168 ft.²). The lot located at 9664 -137 Street is improved with an older, single family house, while the lot at 9661– 137A Street is vacant, all as illustrated on the attached Appendix I. The two lots are located within the Surrey Memorial Hospital Precinct area of City Centre.

2. Zoning, Plan Designations, and Land Uses

The subject lots are zoned Single Family (RF) Zone, and designated “Multiple Residential” in the Official Community Plan and “Mixed-Use” in the Surrey City Centre Land Use and Density Concept Plan with a Floor Area Ratio (FAR) of 3.5.

3. Purpose of the Acquisition

The subject lots are required to facilitate the creation of a new 12 metre wide, east-west lane with pedestrian sidewalks that is to be located north of, and parallel with, 96 Avenue running between 137A Street and King George Boulevard. This proposed new east-west lane is shown on the Council-approved City Centre Road Network Concept as illustrated on the attached Appendix II, which is focused on establishing a finer grained road network in the City Centre, and the creation of a walkable, pedestrian oriented downtown area.

The subject lots are each approximately 18 metres wide and the proposed east-west lane will be 12 metres in width. As a result, a 6 metre wide area of each lot will be available for later disposition and consolidation with adjacent lots for development.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of each of the lots, and in each case is subject to City Council approval on or before April 11, 2013. Sale completion is scheduled to take place on April 30, 2013.

5. Funding for Purchase

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

6. Sustainability Considerations

Acquiring the subject lots will assist in achieving the objectives of the City's Sustainability Charter; in particular, the following Charter scope action items:

SC13: Creating a Fully Accessible City; and
EN13: Enhancing the Public Realm.

CONCLUSION

The acquisition of the lots at 9664 – 137 Street and 9661 – 137A Street will facilitate the establishment of an east-west pedestrian lane as proposed within the City Centre Road Network Concept. The terms and conditions of the contracts covering the purchase of each of the lots are considered reasonable. Based on the above discussion, it is recommended that Council approve the acquisition of the subject lots subject to the terms and conditions as generally described in this report.

Vincent Lalonde, P.Eng.
General Manager, Engineering

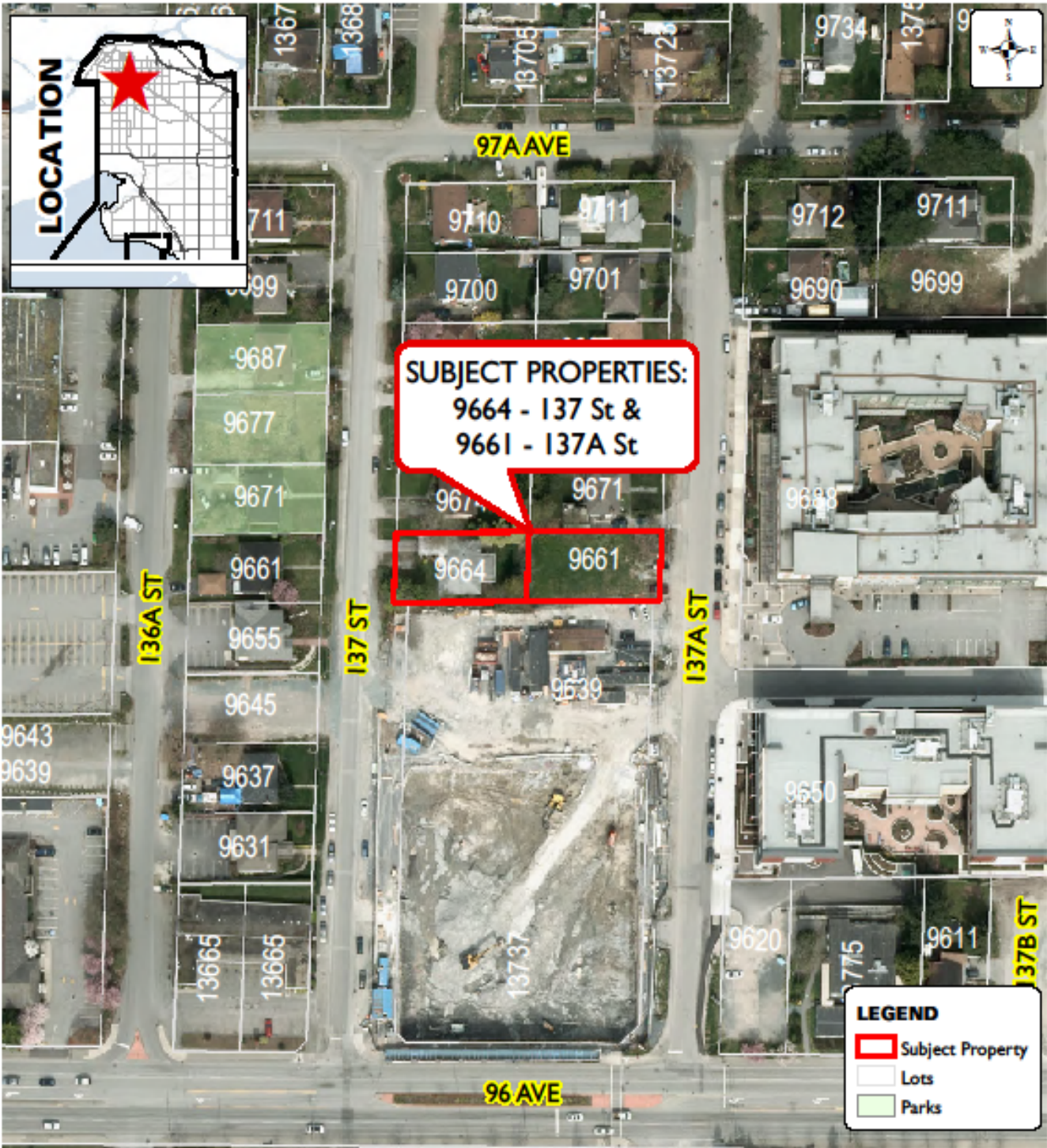
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Appendices:

- I. Aerial Photograph of Properties
- II. City Centre Road Network Concept

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 18-Feb-2013, C6S

Date of Aerial Photography: April 2012



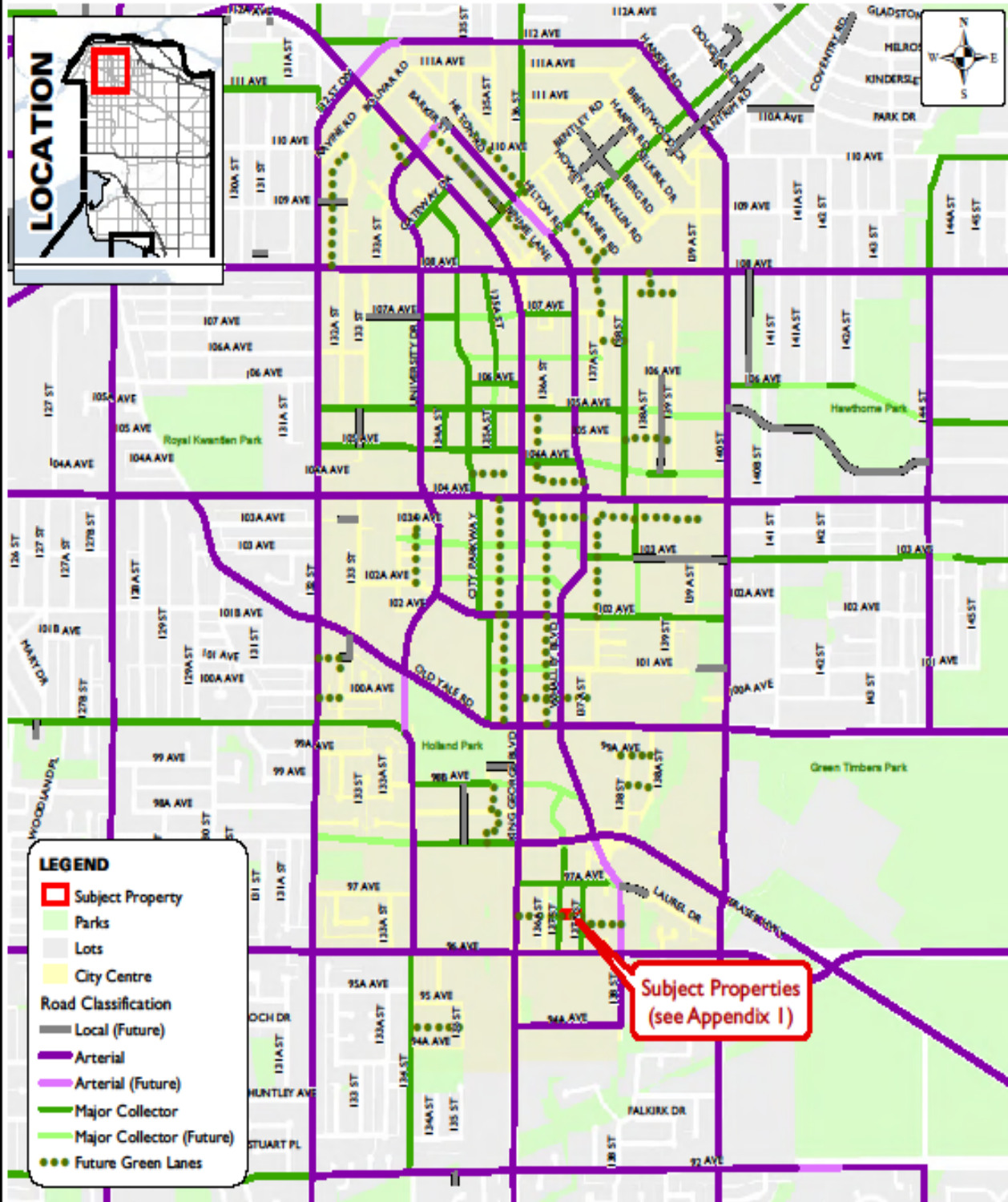
Acquisition of Properties:
9664 - 137 St & 9661 - 137A St
FILE: 0910-40/69 & 70

**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.

Source: G:\MAPPING\GIS\MapInfo\Corporate\Reports\Realty\CS-0608_0709-AP.mxd

APPENDIX II



LEGEND

- Subject Property
- Parks
- Lots
- City Centre

Road Classification

- Local (Future)
- Arterial
- Arterial (Future)
- Major Collector
- Major Collector (Future)
- Future Green Lanes

Produced by GIS Section: 21-Feb-2013, CBS



CITY CENTRE ROAD NETWORK CONCEPT

ENGINEERING DEPARTMENT

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