

NO: R096

COUNCIL DATE: **JUNE 9, 2014**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **June 2, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **R2013-0043**

SUBJECT: **Acquisition of Property at 17929 Fraser Highway for Future Arterial Road**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 17929 Fraser Highway; PID: 000-865-826 (the "Property") for the purpose of a future arterial road connection as identified in the West Clayton NCP Draft Preferred Land Use Concept Plan.

DISCUSSION

1. **Property Location**

The Property at 17929 Fraser Highway is located in the West Clayton area of Cloverdale, and has an area of 6,734 m² (1.664 acres).

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

The Property is a vacant residential parcel, zoned A-1 (General Agriculture Zone) and is located outside the Agricultural Land Reserve. At its December 16, 2013 Regular Council Meeting, Council approved Corporate Report R254; 2013, dealing with the Stage 1 Land Use Concept for the West Clayton NCP. Attached as Appendix I to this report is the West Clayton NCP Draft Preferred Land Use Concept Plan that designates the Property as green space with the long-term extension of 72 Avenue bisecting the parcel to intersect with Fraser Highway. Also, the future North Cloverdale trunk sewer alignment is proposed to pass through the Property.

The Property location is illustrated on the map attached as Appendix II to this report.

3. **Purpose of the Acquisition**

This acquisition will provide a linkage for the future extension of 72 Avenue, an alignment for the proposed North Cloverdale trunk sewer at this location, and green space as identified in the NCP.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with the owners of the Property. The agreement is supported by an appraisal that was completed by an accredited staff appraiser and reviewed by an accredited independent appraiser who concurred with the value estimate. The agreement is subject to City Council approval on or before June 11, 2014. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

5. Sustainability Considerations

Acquiring the Property supports the objectives of the City's Sustainability Charter. In particular, the proposed purchase supports the following Sustainability Charter Scope action:

- SC6: Accessible and appropriately located services;
- SC13: Creating a Fully Accessible City; and
- EN13: Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

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

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing land for a future arterial road linkage, as well as the sanitary trunk sewer alignment and green space as envisioned in the West Clayton NCP Draft Preferred Land Use Concept Plan.

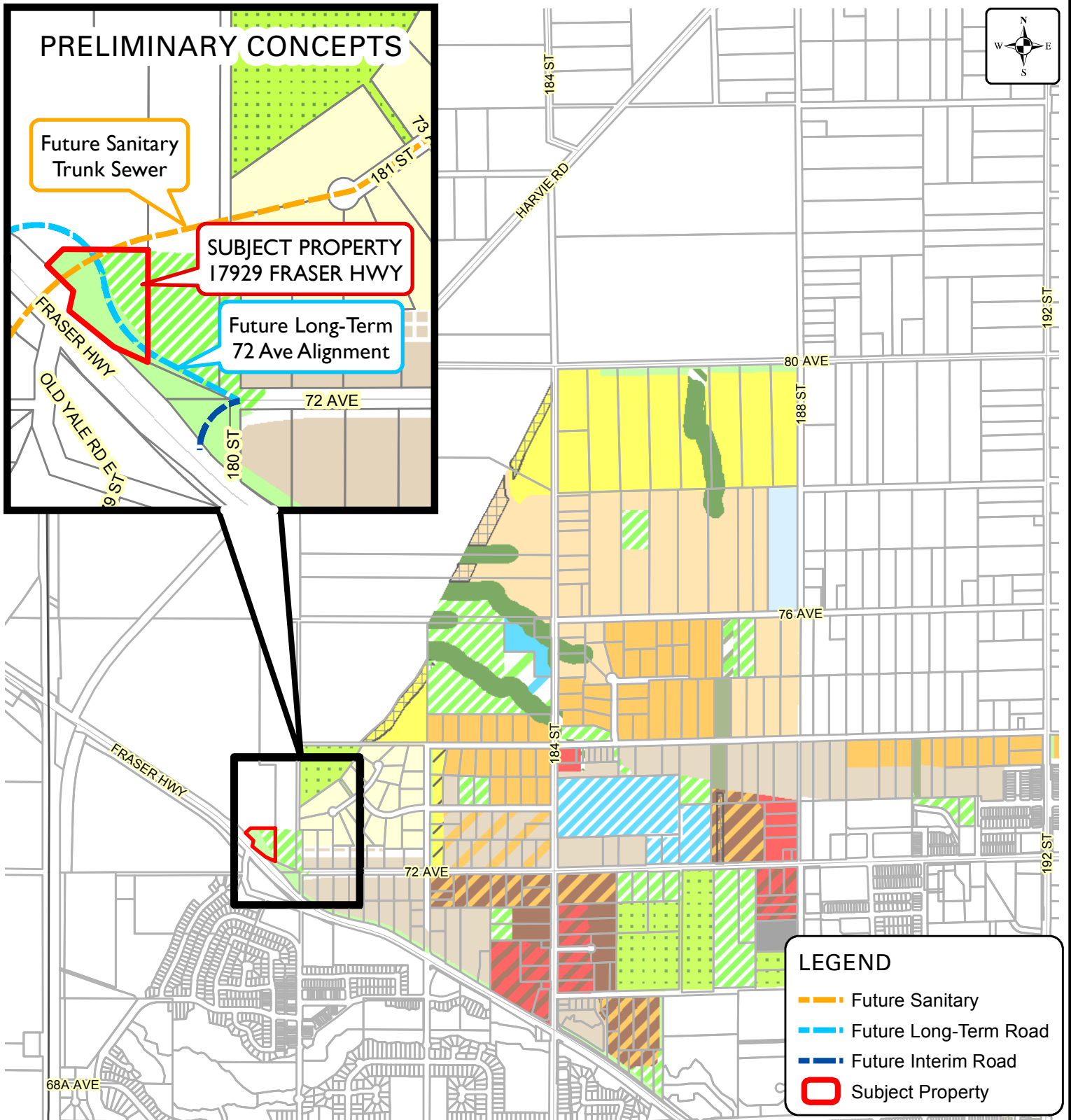
Gerry McKinnon
Acting General Manager, Engineering

KM/amg/ras

Appendix I - Corporate Report R254; 2013 – West Clayton NCP Draft Preferred Land Use
Concept Plan

Appendix II - Aerial Photograph of Site

APPENDIX I



Produced by GIS Section: 03-Jun-2014, JJR



West Clayton NCP Area 1 & 2 Preferred Land Use Concept Plan

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 AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 15-May-2014, EM9



**SUBJECT PROPERTY
17929 FRASER HIGHWAY**

**ENGINEERING
DEPARTMENT**