

NO: k

COUNCIL DATE: \#\ " -k' .

---

## REGULAR COUNCIL

TO: Mayor & Council

DATE: October 16, 2014

FROM: General Manager, Engineering

FILE: 1714-3010

XC: R2014-0012

SUBJECT: Acquisition of Property at 7221 - 180 Street for Future Arterial Road

---

## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 7221 – 180 Street; PID: 002-307-138 (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 7221 – 180 Street borders the north side of Fraser Highway in the West Clayton area of Cloverdale, as illustrated on the map attached as Appendix I.

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

The Property is an irregular shaped 1,485 m<sup>2</sup> (15,983 ft.<sup>2</sup>) parcel zoned A-1 (General Agriculture Zone), and is located outside the Agricultural Land Reserve. The Property is improved with a full basement single family dwelling.

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 II to this report is an extract of 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 passing through a portion of the parcel to intersect with Fraser Highway.

### 3. Purpose of the Acquisition

This acquisition will provide a linkage for the future extension of 72 Avenue 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 independent appraiser and reviewed by an accredited staff appraiser who concurred with the value estimate. The agreement is subject to City Council approval on or before October 31, 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 the Purchase**

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

### **CONCLUSION**

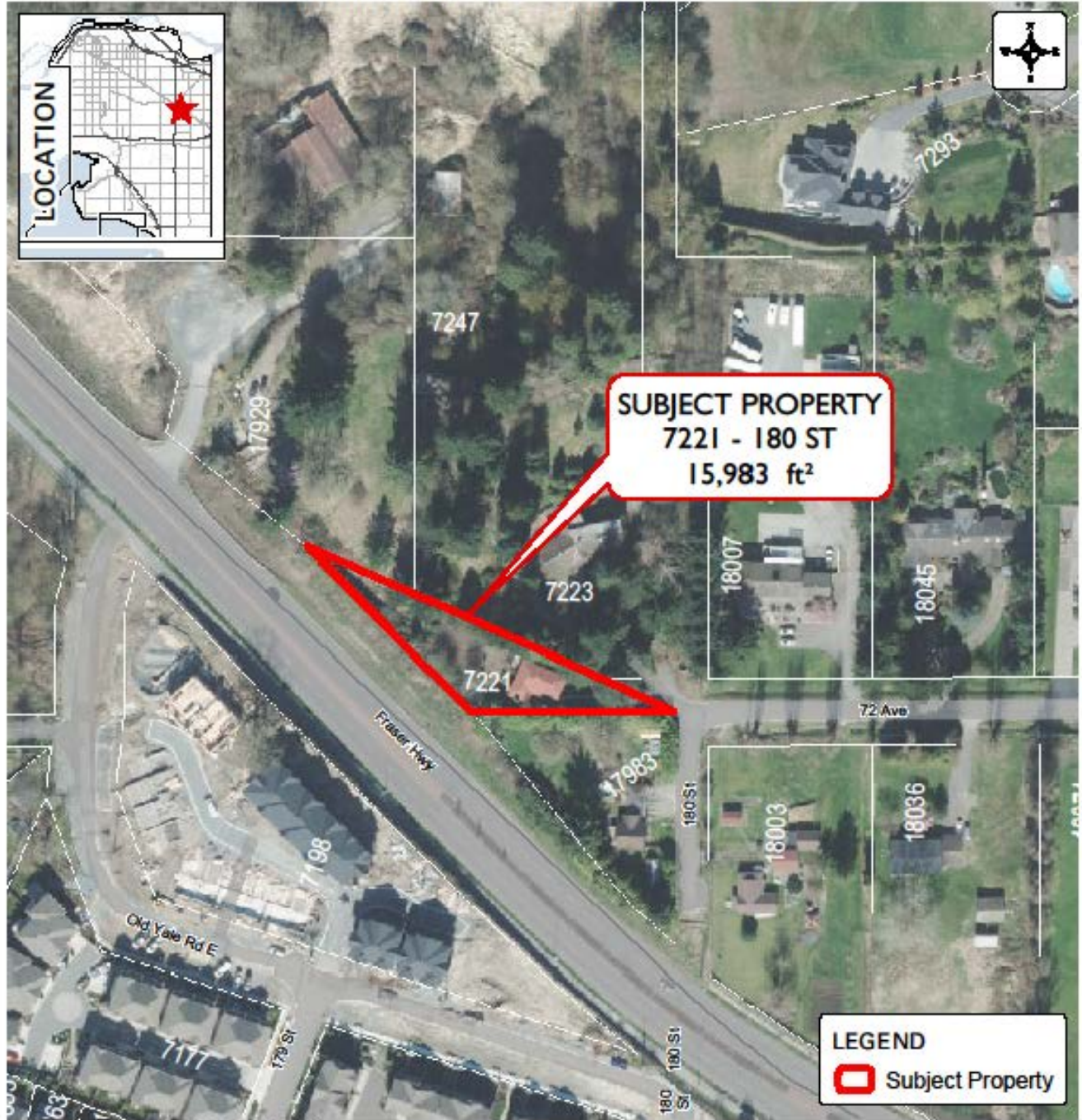
The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing land for a future arterial road linkage and green space as envisioned in the West Clayton NCP Draft Preferred Land Use Concept Plan.

Fraser Smith, P.Eng., MBA  
General Manager, Engineering

KM/amg/ras

Appendix I – Subject Property Aerial Photograph of Site  
Appendix II – Extract of the West Clayton NCP Area 1 & 2 Preferred Land Use Concept Plan

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 16-Oct-2014, C9W



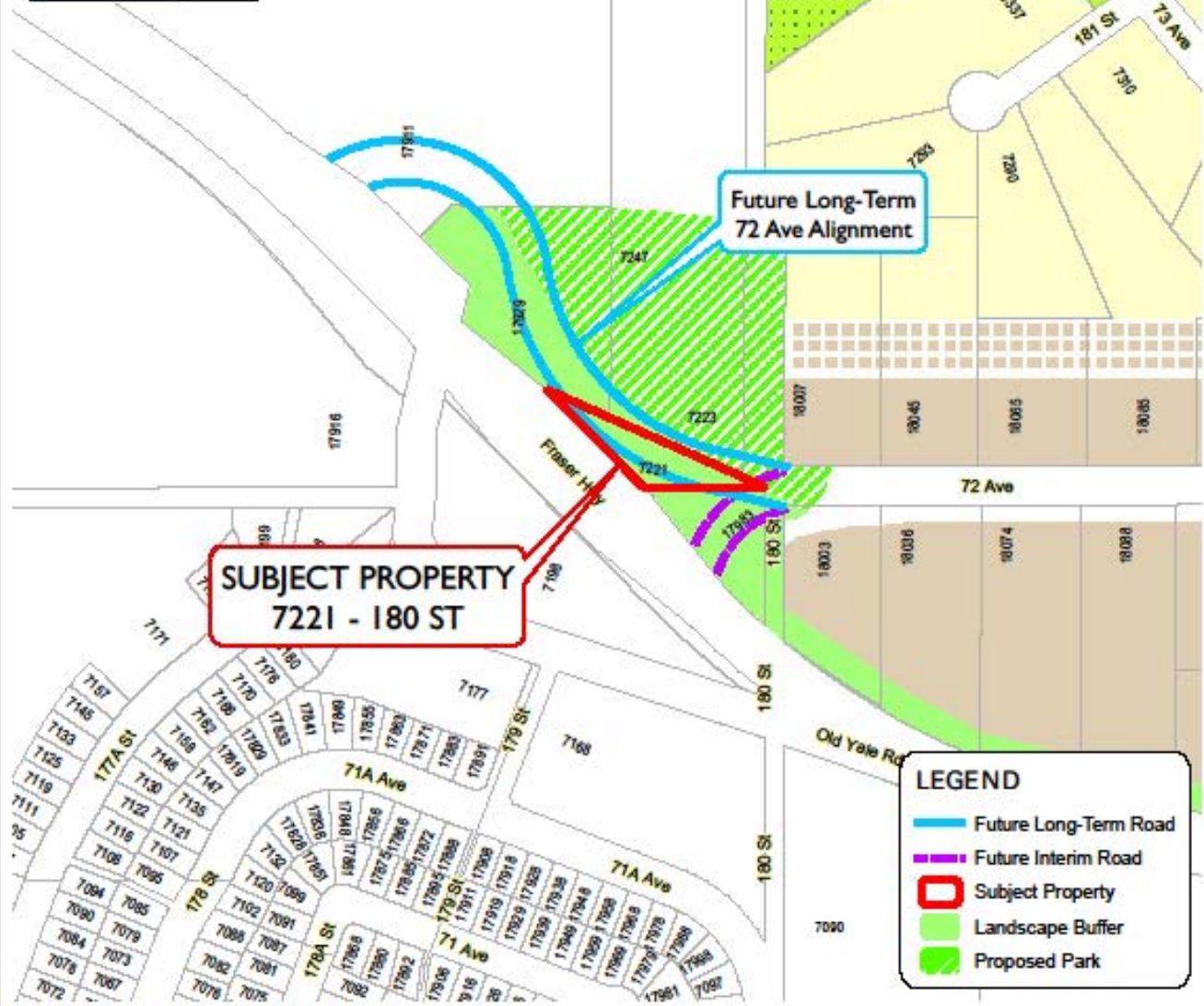
**SUBJECT PROPERTY**  
7221 - 180 ST

**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\Mapa\Corporate\Report\Realty\EM-7221-180 St\_Appendix-AP.mxd

# APPENDIX II



**SUBJECT PROPERTY**  
7221 - 180 ST

Future Long-Term  
72 Ave Alignment

**LEGEND**

- Future Long-Term Road
- Future Interim Road
- Subject Property
- Landscape Buffer
- Proposed Park

Produced by GIS Section: 16-Oct-2014, C9W



Extract of the 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. Source: G:\MAPPING\GIS\Map\Corporate\Reports\WestClaytonNCP\_Appendix II.mxd