

CORPORATE REPORT

NO: R029 COUNCIL DATE: FEBRUARY 23, 2015

REGULAR COUNCIL

TO: Mayor & Council DATE: February 11, 2015

FROM: General Manager, Engineering FILE: 7910-0168

SUBJECT: Closure and Sale of a Portion of o Avenue between 176A Street and 177A Street

and a Portion of 176A Street between o Avenue and 1 Avenue; and Acquisition

of Lots 1, 2 and 3 Section 33 Block 1 North Range 1 East New Westminster

District Plan 70143

RECOMMENDATION

The Engineering Department recommends that Council:

- 1. Authorize the City Clerk to bring forward a By-law to close and remove the dedication as highway of two portions of road allowance integrated within the Pacific Border Crossing Customs Traffic Office and consisting of a 2,110 m² (22,712 ft.²) portion of o Avenue between 176A Street and 177A Street and a 3,580 m² (38,535 ft.²) portion of 176A Street between o Avenue and 1 Avenue, as generally illustrated in Appendix I attached to this report;
- 2. Approve the sale of the two proposed road closure areas (as noted in recommendation 1. above) to Her Majesty the Queen in the Right of Canada, as represented by the Minister Responsible for Public Works and Government Services Canada ("PWGSC"); and
- 3. Approve the acquisition from Her Majesty the Queen in the Right of Canada of:
 - a) Lot 1 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-576
 - b) Lot 2 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-584
 - c) Lot 3 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-606

as generally illustrated in Appendix II attached to this report.

BACKGROUND

In 1985, the PWGSC and the City of Surrey contemplated an "exchange" of lands at the Pacific Border Crossing to accommodate each party's respective needs. This report is meant as a housekeeping measure to enable the formalization of the original intentions of both the PWGSC and the City of Surrey. The closure, sale and acquisition of those lands identified in this report will provide certainty of land tenure in the future.

Property Description

The City proposes to close as road and sell a 2,110 m² (22,812 ft.²) portion of o Avenue between 176A Street and 177A Street and a 3,580 m² (38,535 ft.²) portion of 176A Street between o Avenue and 1 Avenue, as shown outlined in red on the Site Plan attached as Appendix II.

The City proposes to acquire:

- a) Lot 1 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-576
- b) Lot 2 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-584
- c) Lot 3 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 PID: 002-100-606

as shown outlined in blue on the Site Plan attached as Appendix II.

Zoning, Plan Designation and Land Uses

The subject areas included in this proposed purchase and sale proposal are zoned General Agriculture (A-1) Zone and are designated "Agriculture" in the City of Surrey's Official Community Plan (OCP).

DISCUSSION

The Engineering Department and PWGSC would now like to complete the proposed road closure, sale and acquisition as an administrative "housekeeping" process.

The proposed road closures have been circulated to all concerned City Departments for review and no objections to the closure or disposition have been raised.

As part of the road closure and disposition process, staff will ensure that notice is issued in accordance with provisions of Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and disposition support the Surrey Sustainability Charter goal of using the City's land base efficiently, as the proposed road closure areas are not required for road purposes and are currently integrated within the Federal Government's Pacific Border Customs Traffic Office complex. In particular, this supports the following City Sustainability Charter scope actions:

- EC1: Corporate Economics Sustainability; and
- ENg: Sustainable Land Use Planning and Development Practices.

The proposed acquisition of Lots 1, 2 and 3 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143 will support the Surrey Sustainability Charter vision of efficiently moving people and goods. In particular, this supports the following City Sustainability Charter scope actions:

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

CONCLUSION

The subject proposed road closure areas are surplus to the City's needs. The Federal lands (Lots 1, 2 and 3 Section 33 Block 1 North Range 1 East New Westminster District Plan 70143) are currently being used as sections of 177A Street and 1 Avenue. Staff have negotiated purchase and sale agreements with PWGSC to sell PWGSC the surplus road areas and acquire from PWGSC the lands required for City road purposes. The terms and conditions that have been negotiated for the proposed agreement are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate By-law to close the subject road allowance areas in preparation for their sale and approve the acquisition of lands from Her Majesty the Queen, all as generally described in this report.

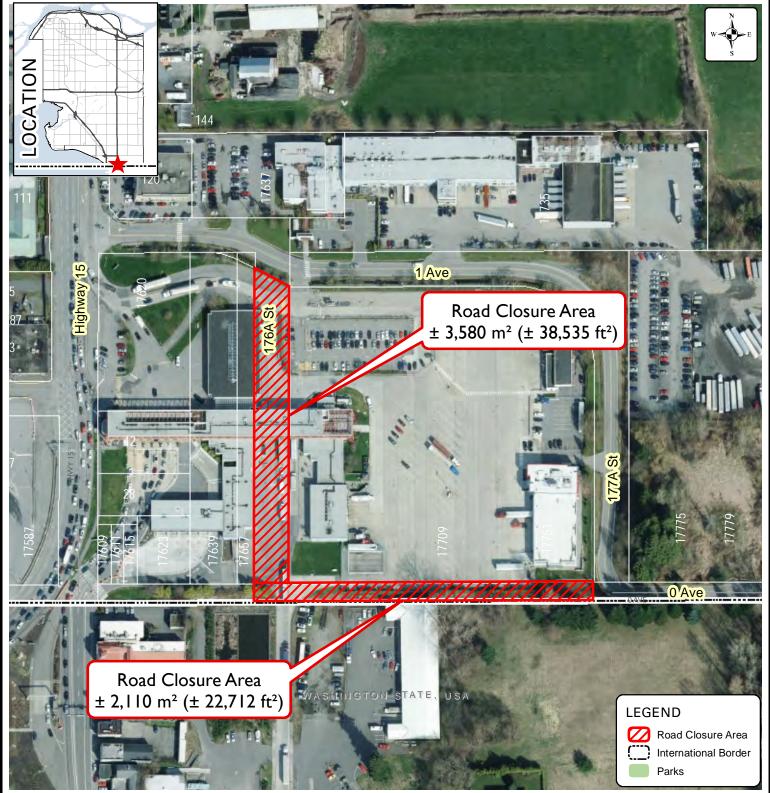
Fraser Smith, P.Eng., MBA General Manager, Engineering

KSW/amg/clr

Appendix I - Aerial Photograph of Site Appendix II - Site Plan Showing Lands to be Sold and Acquired

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APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 11-Feb-2015, EM9



Closure of a portion of 0 Avenue between Hwy 15 and 177A Street and a portion of 177 Street between 0 and 1st Avenue

ENGINEERING DEPARTMENT

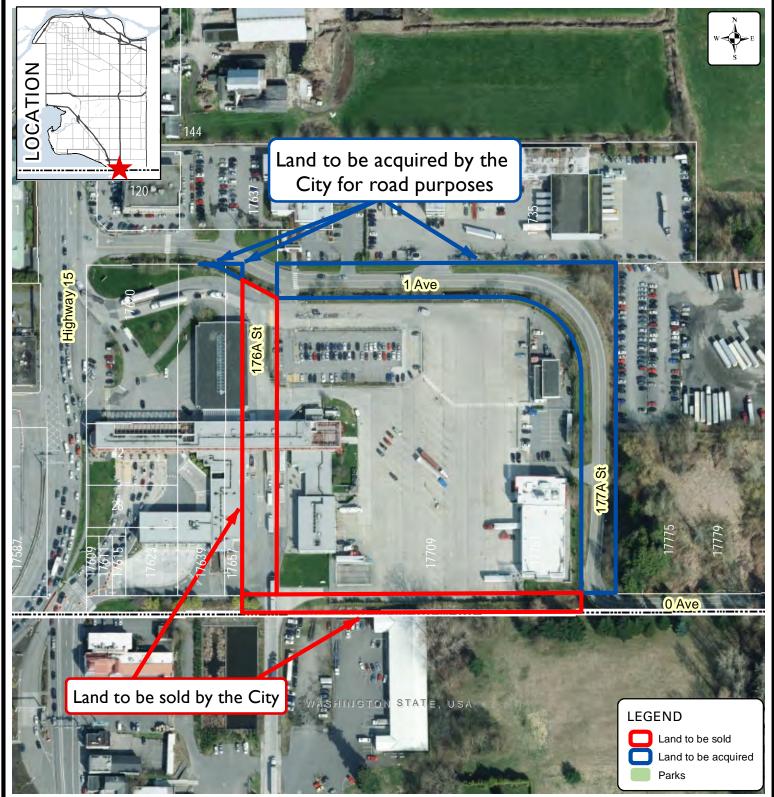
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.

This information is provided for information and convenience purposes only.

Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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APPENDIX II SITE PLAN



Produced by GIS Section: 12-Feb-2015, EM9



Land to be Sold and Land to be Acquired by the City **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.

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