

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 29, 2015**

FROM: **General Manager, Engineering**

FILE: **o870-40/64**

SUBJECT: **Acquisition of Property at 16604 – 24 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve, in accordance with the general terms and conditions described in this report, the purchase of the property located at 16604 – 24 Avenue (PID No. 011-298-057), as illustrated in the attached Appendix I.

INTENT

This intent of this report is to seek Council's approval of the purchase of 16604 – 24 Avenue for the purpose of land consolidation for the construction of the South Surrey Engineering and Parks Operations Works Yard ("South Works Yard"), and to facilitate the construction of a portion of the future 166 Street between 23 Avenue and 24 Avenue.

BACKGROUND

The Engineering Department has identified a suitable City-owned site for the South Works Yard being the same location where a Metro Vancouver water reservoir is located on a lease basis, at 16666 – 24 Avenue in the Grandview Heights neighbourhood. A portion of this property is leased to Metro Vancouver for an existing water reservoir facility and the future twinning of the water reservoir when such additional reservoir capacity is required. The Metro Vancouver lease area covers 3.16 acres of the 6.73 acre City-owned parcel as generally illustrated on the air photo attached as Appendix I. The Metro Vancouver lease is for a 33-year term (September, 1999 – August, 2032), with an option for Metro Vancouver to renew the lease for an additional 33 years. The remaining vacant area was identified as an ideal location for the South Works Yard. The new South Works Yard will accommodate both Engineering Operations and Parks Operations staff. It is designated as "civic utility" in the Grandview Heights NCP Area #2 (Sunnyside Heights) Plan and is located to provide convenient access to all of South Surrey. The interface between the Metro Vancouver leased area and the area proposed to accommodate the South Works Yard is illustrated on the attached Appendix II.

The acquisition of this particular property will provide for the easterly section of the future 166 Street, between 23 Avenue and 24 Avenue, as well as a drainage corridor/buffer along the western portion of the South Works Yard. Access to the South Works Yard will be from the future 166 Street.

A purchase agreement for the property located at 16604 – 24 Avenue has been negotiated with the owner. Also, a purchase agreement has been negotiated with the owners of the adjacent parcel located at 16596 – 24th Avenue and a further report will be concurrently provided to Council with the results of that negotiation. These parcels are illustrated on Appendix I attached to this report.

DISCUSSION

The property at 16604 – 24 Avenue has an area of 0.91 acre and is located in the South Surrey area two lots west of the City-owned reservoir site at 16666 – 24 Avenue.

Property Characteristics

The Property is zoned RA (One-Acre Residential Zone) and is improved with a dwelling with a basement suite fronting 24 Avenue that will be rented until April 29, 2016, then demolished.

Funding for Purchase

The Finance Department has confirmed that funds for this acquisition are available in the Drainage Acquisition Program.

SUSTAINABILITY CONSIDERATIONS

The acquisition of the subject property supports the objectives of the City's Sustainability Charter; more particularly, the following Charter Scope action elements:

- EC3: Ensuring corporate sustainability related to infrastructure, by developing policies and programs to undertake full life-cycle cost analysis evaluation of new and retrofitted buildings and infrastructure, and by establishing financial plans and related reserves to ensure adequate long-term funding for the maintenance and replacement of the City's infrastructure systems;
- SC6: Accessible and appropriately located services within the City to support the equitable distribution of services and amenities for Surrey residents;
- EN4: Reducing the number of trips that are necessary for conducting City business; and
- EN5: Establishing minimum green building standards to be applied for new municipal facilities.

CONCLUSION

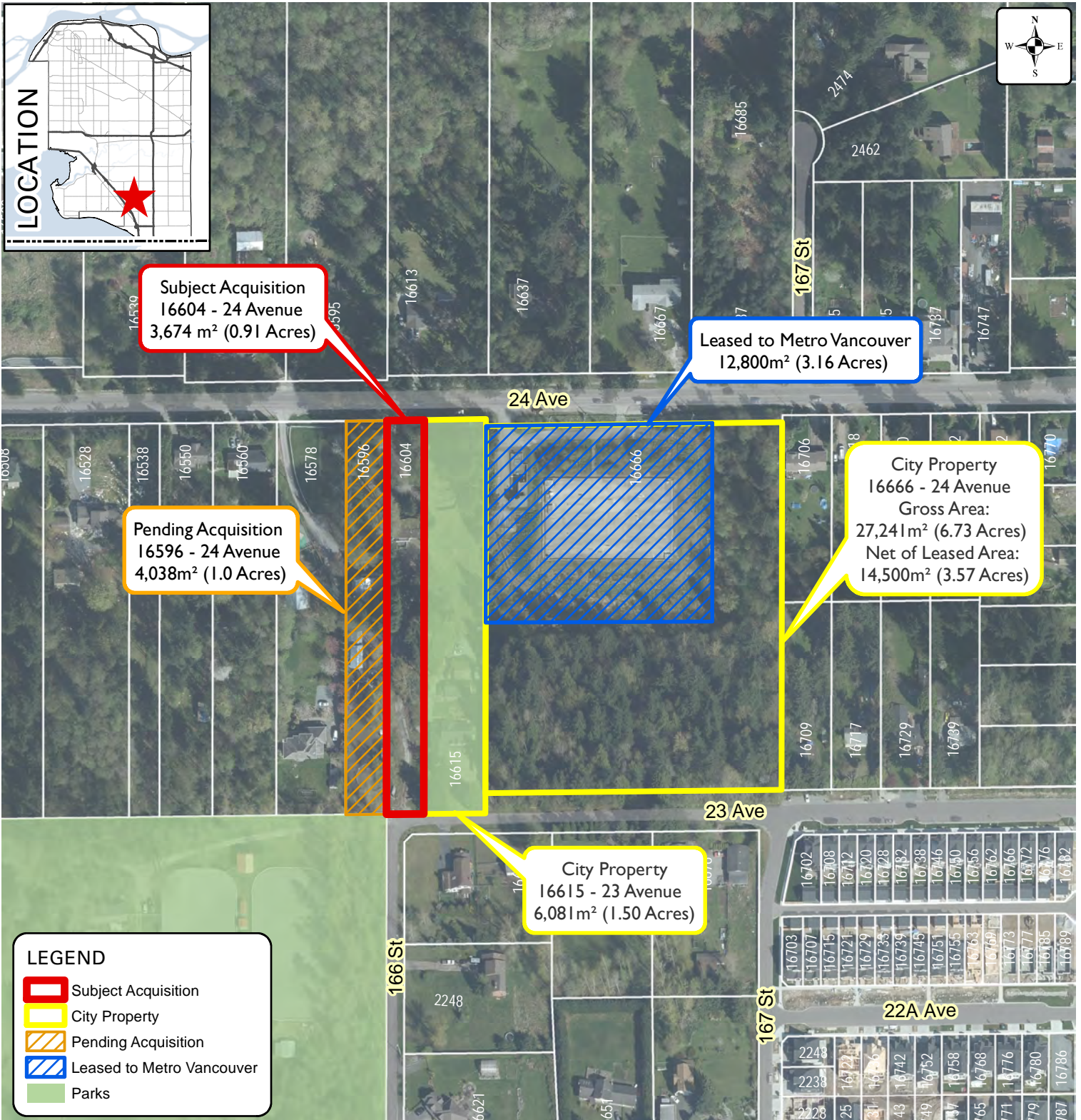
Based on the above discussion, it is recommended that Council approve, in accordance with the general terms and conditions described in this report, the purchase of the property located at 16604 – 24 Avenue (PID No. 011-298-057) for the purpose of land consolidation for the construction of the South Works Yard, and to facilitate the construction of a portion of the future 166 Street between 23 Avenue and 24 Avenue.

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

NR/BLO/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II – Proposed Location of the South Works Yard

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Oct-2015, C9W

Aerial Photo: April 5, 2015

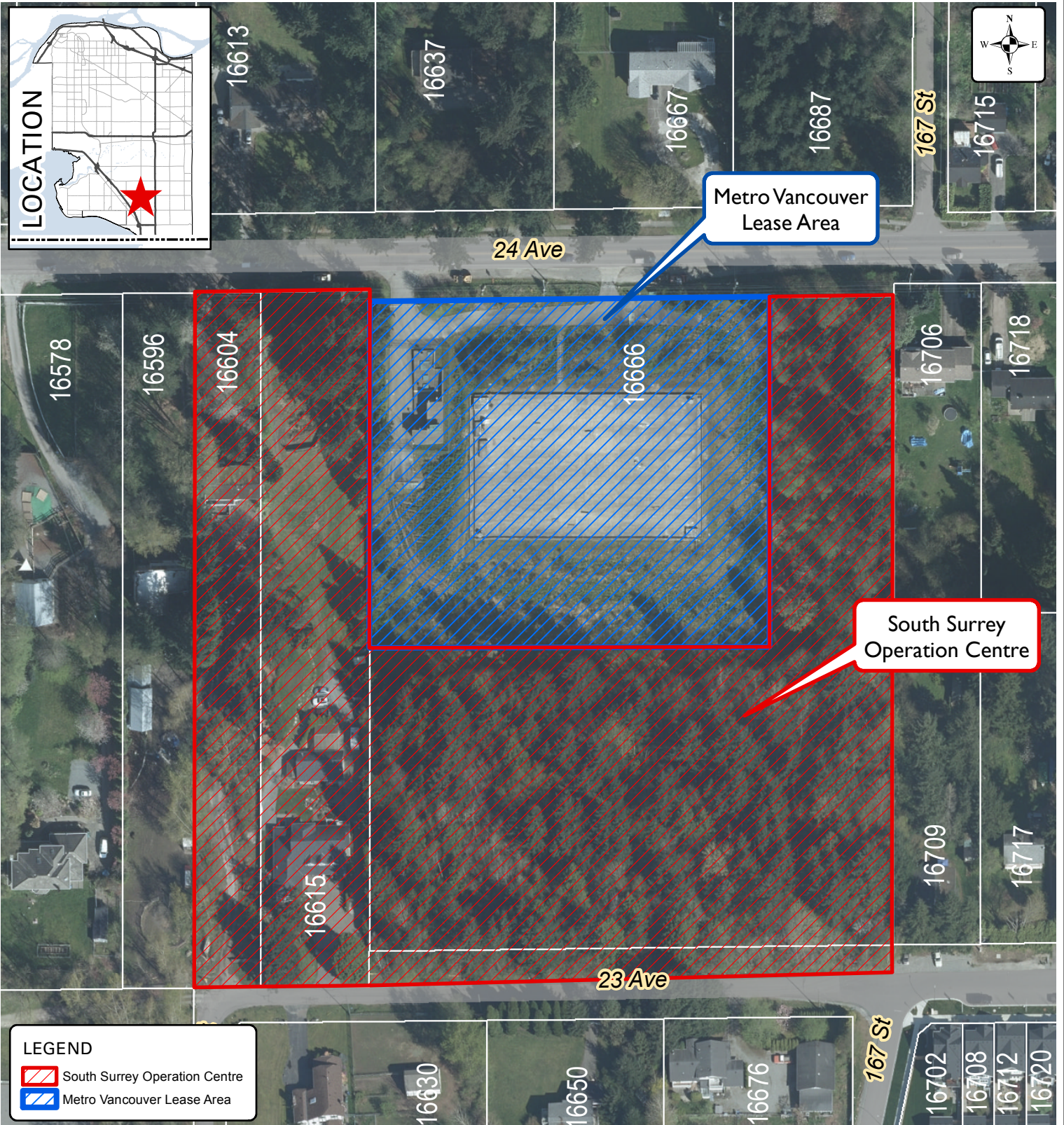
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SUBJECT ACQUISITION
16604 - 24 Avenue

ENGINEERING
DEPARTMENT

APPENDIX II



Produced by GIS Section: 29-Oct-2015, JJR

Scale: 1:1,500



SUBJECT PROPERTY

South Surrey Works Yard

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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