

NO: R198

COUNCIL DATE: September 12, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **August 16, 2016**

FROM: **General Manager, Engineering**

FILE: **1716-3060, R13-0044**

SUBJECT: **Acquisition of Property at 17983 Fraser Highway**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 17983 Fraser Highway (PID: 012-036-463) for the purpose of a future arterial road connection.

## DISCUSSION

### **Property Location: 17983 Fraser Highway**

The property at 17983 Fraser Highway (the “Property”) is located in the West Clayton area of Cloverdale, bordering the north side of Fraser Highway at the intersection of 180 Street, as illustrated on the attached Appendix “I”.

### **Zoning, Plan Designations, and Land Uses**

The Property is irregular-shaped, 2,202 m<sup>2</sup> (23,698 ft.<sup>2</sup>) in size and zoned A-1 (General Agricultural Zone). The Property is located outside the Agricultural Land Reserve and is improved with a full basement single-family dwelling. The Property is designated as Future Arterial Road and Landscape Buffer on the West Clayton Neighbourhood Concept Plan (“NCP”).

### **Purpose of the Acquisition**

In the short term, acquisition of the Property will facilitate an interim connection of 72 Avenue to Fraser Highway, as illustrated on the attached Appendix “I”. The ultimate connection will allow the Property to be used for landscape buffer and multi-use pathway purposes. While there is a great deal of uncertainty as to the timing of the interim road connection, as well as the ultimate road connection, the City sees value in acquiring the Property now considering the willingness of the owner to sell. Depending on the rate of development growth in the area, it may be that the interim connection is bypassed in favour of the ultimate connection. However, this property serves a number of other City needs, and therefore it is deemed prudent to secure the Property at this time.

## **Contract of Purchase and Sale**

A purchase and sale agreement (the “Agreement”) has been negotiated with and accepted by the owners of the Property. The Agreement is supported by an appraisal report that was completed by an accredited independent appraiser. The Agreement is subject to City Council approval on or before September 14, 2016. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for Purchase**

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

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City’s Sustainability Charter. In particular, the proposed purchase relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 4: Surrey’s neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO 5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Neighbourhoods and Urban Design SD 4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods.

## **CONCLUSION**

The terms of the Agreement are considered reasonable. This acquisition will assist in providing road/green space in the West Clayton Neighbourhood.

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

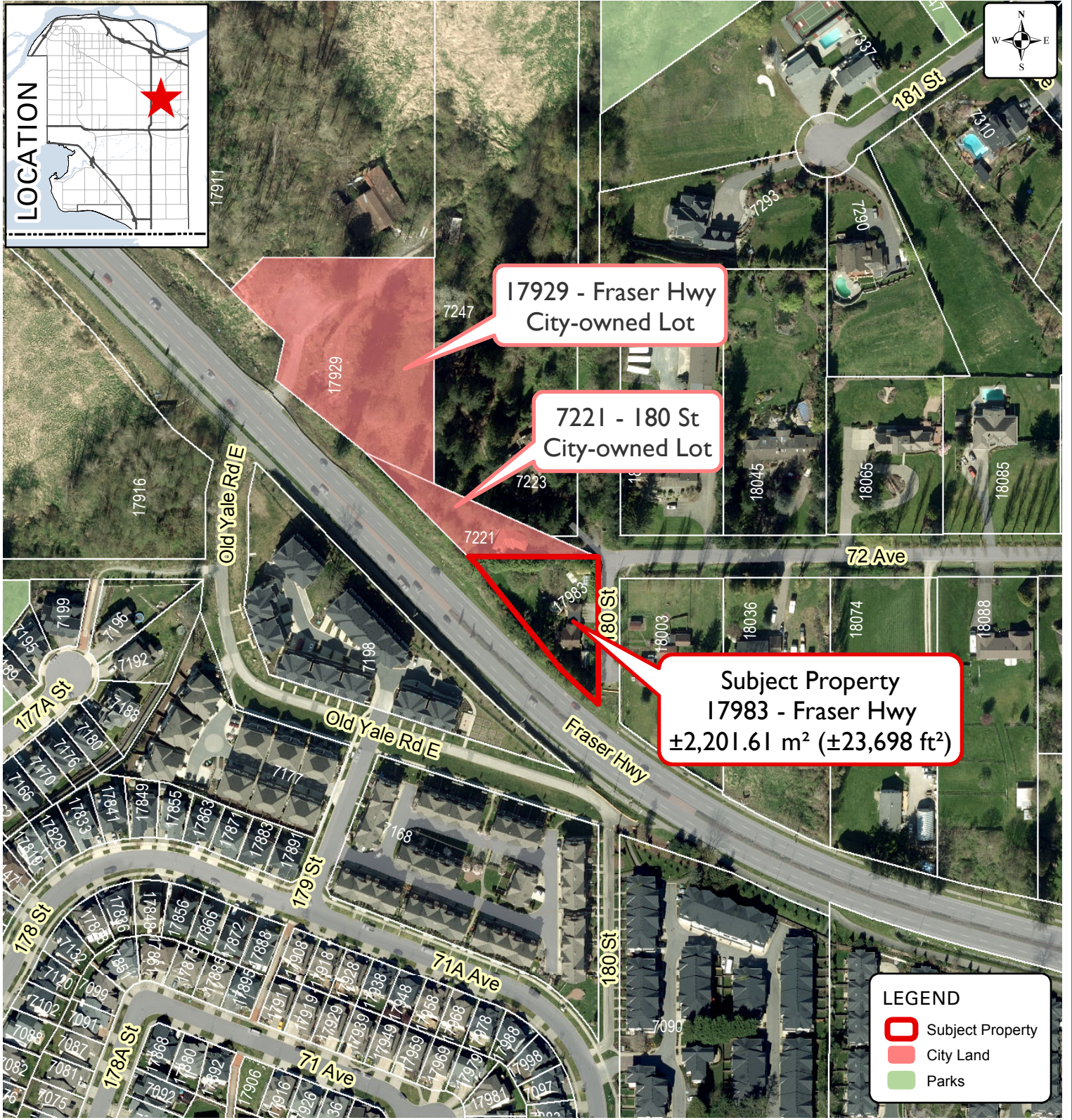
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Appendix “I” - Aerial Photograph of Site

Appendix “II” - Site Plan (Future interim and ultimate road connectivity)

# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



Produced by GIS Section: 09-Aug-2016, JJR

Aerial Photo: March 30, 2016

Scale: 1:2,500 0 25 M



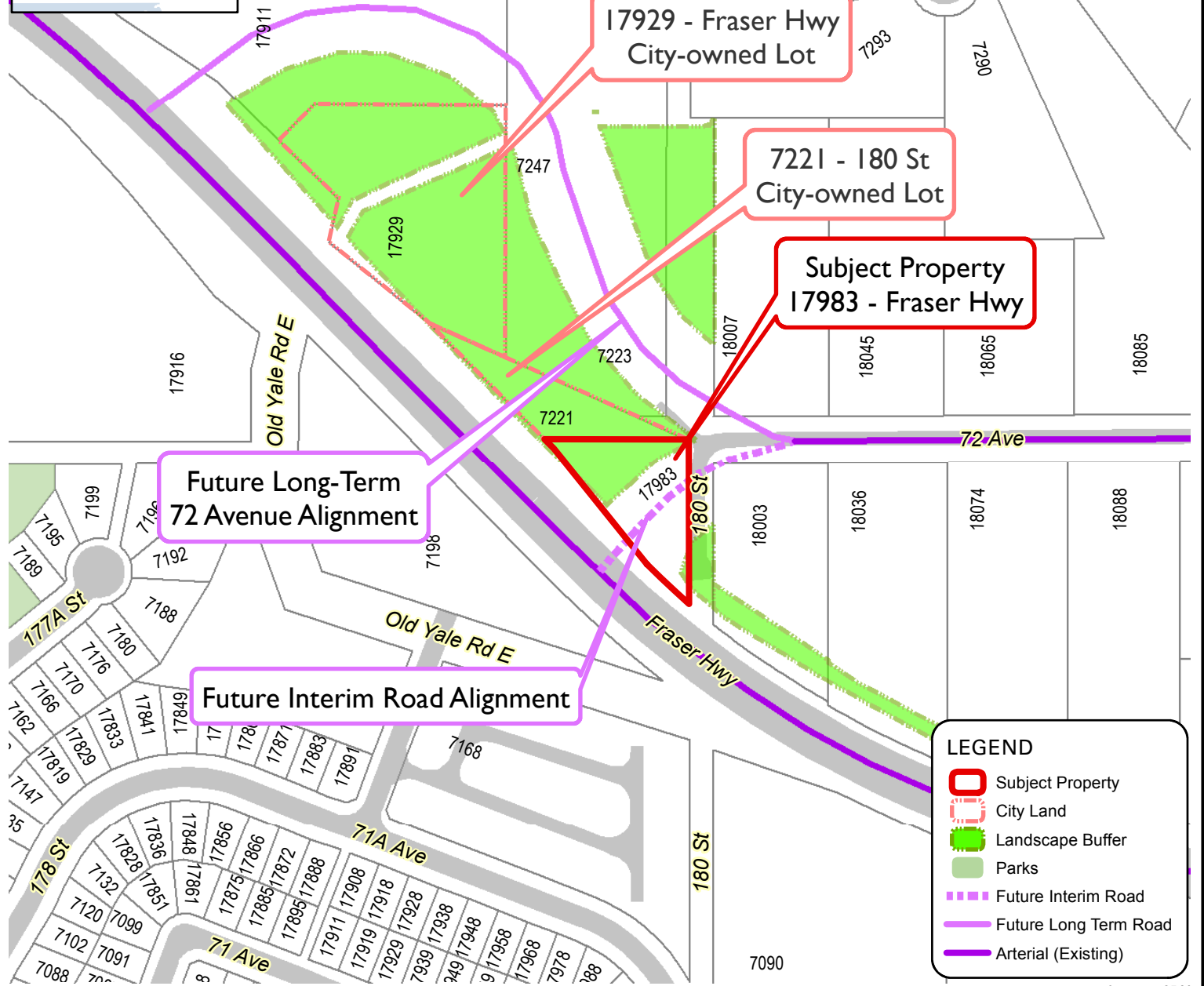
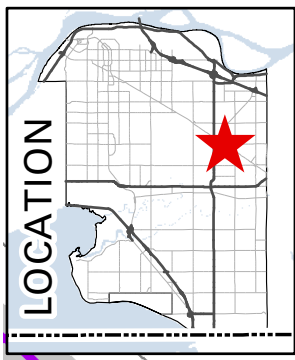
## SUBJECT PROPERTY 17983 - Fraser Highway

## 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: \\file-server2\eng\ENGINEFILES\MAPPING\GIS\Maps\CorporateReps\Realty\JJR\_17983\_FraserHwy\_APP-I.mxd

SITE PLAN



Future Long-Term  
72 Avenue Alignment

Future Interim Road Alignment

17929 - Fraser Hwy  
City-owned Lot

7221 - 180 St  
City-owned Lot

Subject Property  
17983 - Fraser Hwy

**LEGEND**

- Subject Property
- City Land
- Landscape Buffer
- Parks
- Future Interim Road
- Future Long Term Road
- Arterial (Existing)

Scale: 1:2,500 0 25 M

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# SUBJECT PROPERTY 17983 - Fraser Highway

## ENGINEERING DEPARTMENT