

NO: R199

COUNCIL DATE: September 12, 2016

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **August 18, 2016**

FROM: **General Manager, Engineering**

FILE: **1714-3040, R16-0036**

SUBJECT: **Acquisition of Property at 19416 – 64 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 19416 – 64 Avenue (PID: 005-235-910) for the purposes of road widening, watercourse works, and future park.

## DISCUSSION

### Property Location: 19416 – 64 Avenue

The parcel at 19416 – 64 Avenue (the “Property”) is located in east Cloverdale, at the T-intersection of 194 Street and 64 Avenue, as illustrated on the attached Appendix “I”.

### Zoning, Plan Designations, and Land Uses

The irregular-shaped Property is 1,570 m<sup>2</sup> (16,902 ft.<sup>2</sup>) in size, zoned RF (Single Family Residential Zone) and designated as Urban on the Official Community Plan. The Property borders McLellan Creek, a red-coded Class A fisheries stream on the south and west sides, and is contiguous to City park sites immediately to the east and across 64 Avenue to the north. Site improvements include a full basement single-family dwelling and a rear garden shed.

### Purpose of the Acquisition

The proposed widening of 64 Avenue is part of the City’s program to improve road infrastructure and accommodate increased traffic capacity. The City is planning to complete the widening of this section of 64 Avenue, from 192 Street to 196 Street, to the ultimate arterial four lane standard to provide median separation, curbs, bike lanes, sidewalks, streetlights and traffic signal improvements. The works also include replacement of the deteriorating storm culvert crossing at 64 Avenue and 194 Street that will provide improved fish passage for McLellan Creek.

A partial acquisition across the frontage of the Property is required for the widening of 64 Avenue; however, due to elevation differences, the road construction necessitates construction of a retaining wall to support the road across the entire frontage of the Property. Construction of the wall requires the removal of the Property’s only driveway access and places the wall in close proximity to the existing dwelling. Since there is no suitable alternate access to the dwelling, the City proposes to acquire the entire property, dedicate the required road frontage, demolish the house and complete road construction and drainage improvements.

After road construction is complete, the remnant land portion will be consolidated with the adjacent neighbourhood park, which will allow for further protection of McLellan Creek and provide additional natural areas and space for playgrounds and walking paths.

### **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 from the Arterial Roads DCC’s, General Utility Drainage and Drainage DCC’s.

### **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**

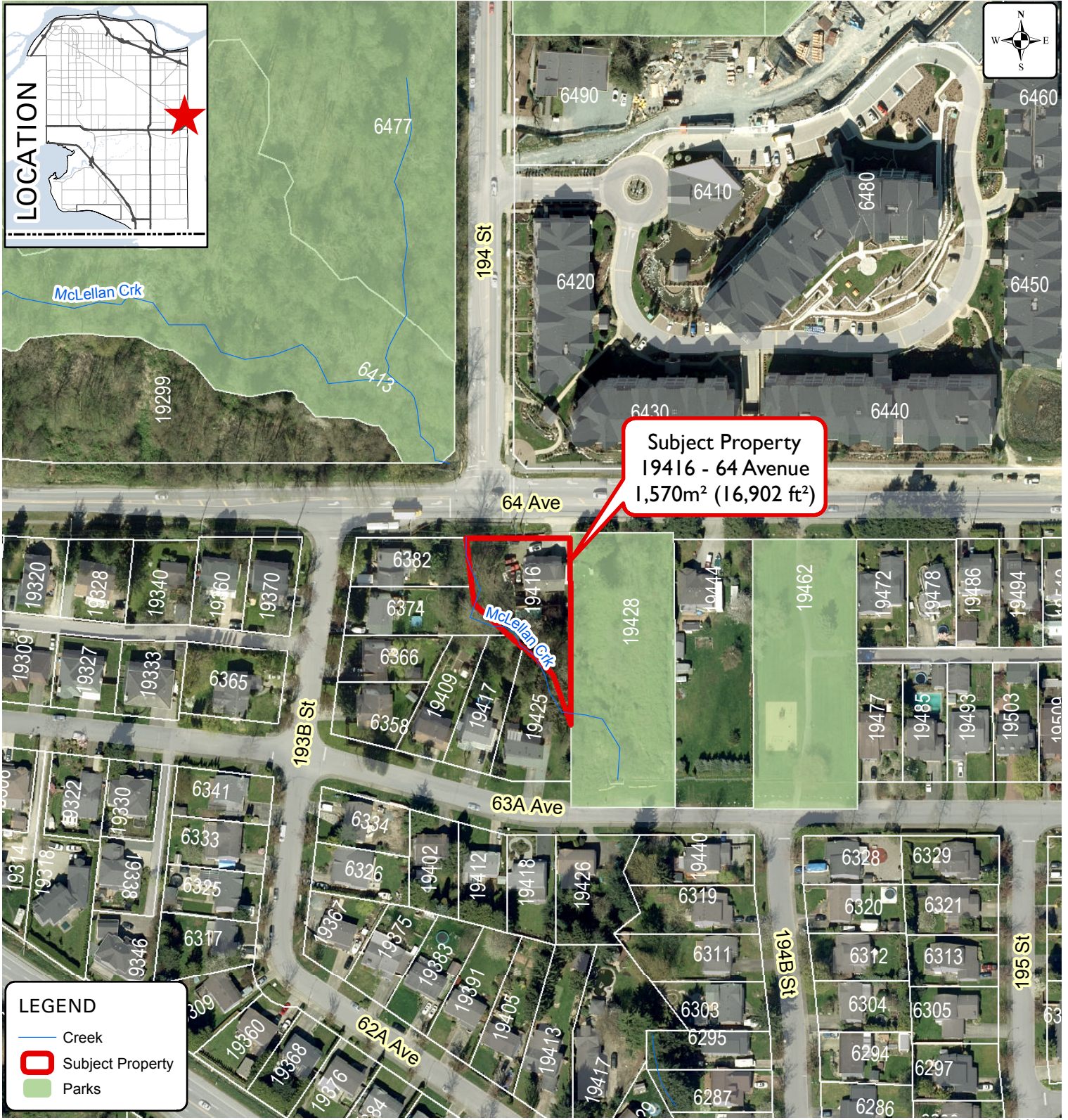
The terms of the Agreement are considered reasonable. This acquisition will assist in providing road/green space/watercourse protection in the east Cloverdale area.

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

KM/amg/clr

Appendix “I” - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



**SUBJECT PROPERTY**  
19416 - 64 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.