

NO: R213

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 7, 2016**

FROM: **General Manager, Engineering**

FILE: **1716-7010**

XC: **R16-0002**

SUBJECT: **Acquisition of Property at 10644 Whalley Boulevard for Future Collector Road**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 10644 Whalley Boulevard (PID 009-797-347) for the purpose of a future collector road connection, as identified in the Surrey City Centre Land Use Plan.

DISCUSSION

Property Location

The property at 10644 Whalley Boulevard (the “Property”) is located on the east side of Whalley Boulevard between 105A Avenue and 107A Avenue in City Centre, as illustrated on the map attached as Appendix “I”.

Zoning, Plan Designations, and Land Uses

The Property is a rectangular shaped and vacant 616 m² (6,634 ft²) parcel zoned RF (Single Family Residential). Attached as Appendix “II” is an extract of the Surrey City Centre Land Use Plan that identifies the Property within the context of the future collector road alignment.

Purpose of the Acquisition

The acquisition of the Property will accommodate the ultimate alignment for 106A Avenue. This is part of the future collector network grid, as identified in the Surrey City Centre Road Network Concept attached as Appendix “III”. Ultimately, the road will provide connectivity between City Parkway and 138 Street, and will provide vehicle, walking, and cycling connections with King George Boulevard and Whalley Boulevard. 106A Avenue is intended to be constructed by adjacent fronting development in accordance with the City Centre Plan. The Property will be dedicated as road at that time.

Contract of Purchase and Sale

A Purchase and Sale Agreement (the “Agreement”) has been negotiated with the owners of the Property. The Agreement is supported by an appraisal that was completed by an accredited staff appraiser and reviewed by an accredited independent appraiser. The Agreement is subject to City Council approval on or before October 5, 2016. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Sustainability Considerations

The proposed acquisition supports the objectives of the City’s Sustainability Charter. In particular, the acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Public Safety. Specifically, the acquisition supports the following Desired Outcomes:

- 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; and
- Transportation Safety DO10: Surrey is part of a coordinated effort to reduce the risk of harm for all road users, with attention to those who are most vulnerable, including pedestrians and cyclists.

Funding the Purchase

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

CONCLUSION

The terms of the Agreement are deemed reasonable. The acquisition will assist in providing land for future collector road, as envisioned in the Surrey City Centre Land Use Plan.

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

NR/EF/sw/clr

Appendix “I” - Aerial Photograph of 10644 Whalley Boulevard
Appendix “II” - Extract of Surrey City Centre Land Use Plan – July 2013
Appendix “III” - Surrey City Centre Road Network Concept

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 25-Aug-2016, EM9

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,500

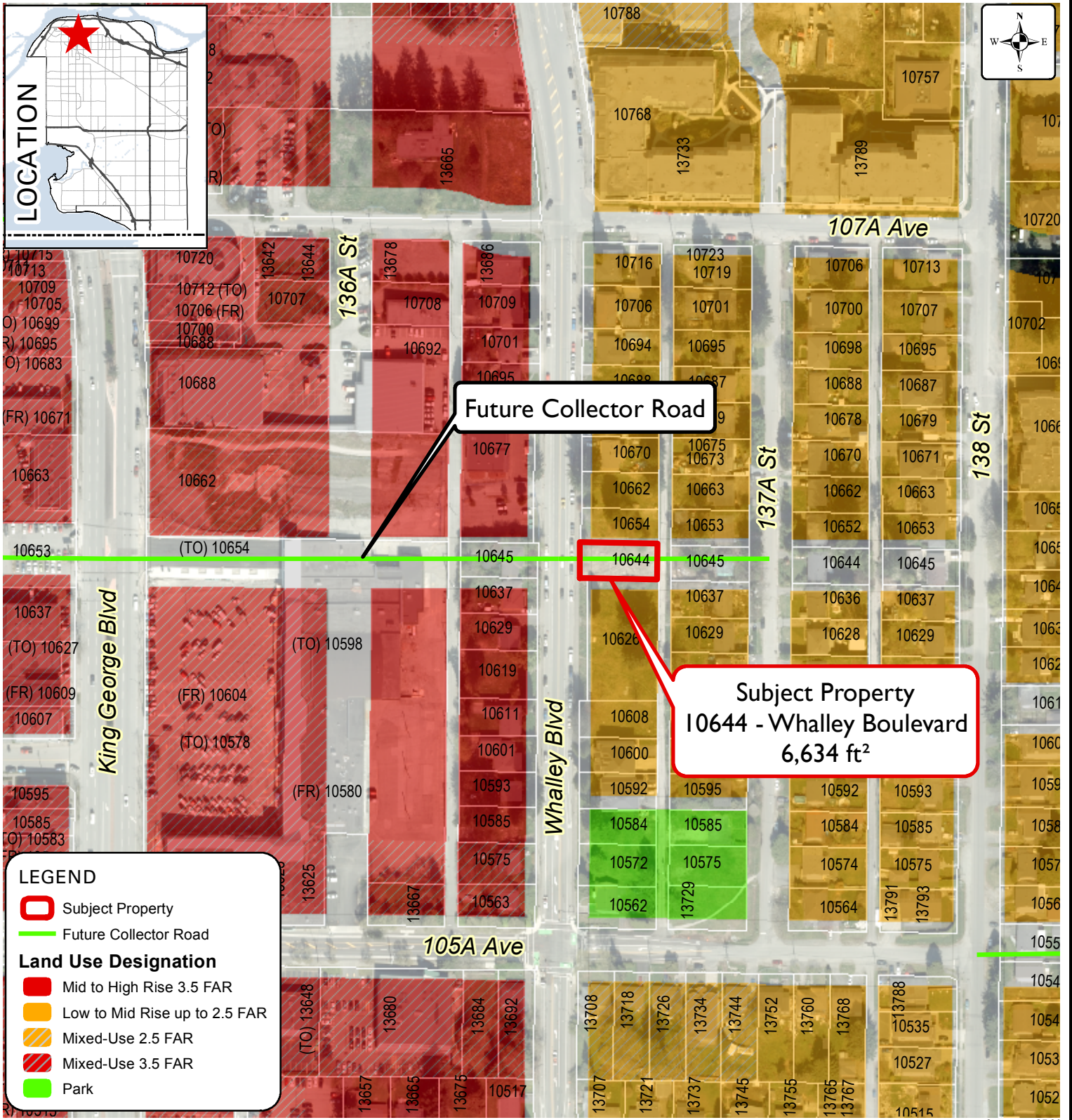
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SUBJECT PROPERTY
10644 - Whalley Boulevard

ENGINEERING
DEPARTMENT

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Subject Property
- Future Collector Road

Land Use Designation

- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Park

Produced by GIS Section: 07-Sep-2016, EM9

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500 0 25 M



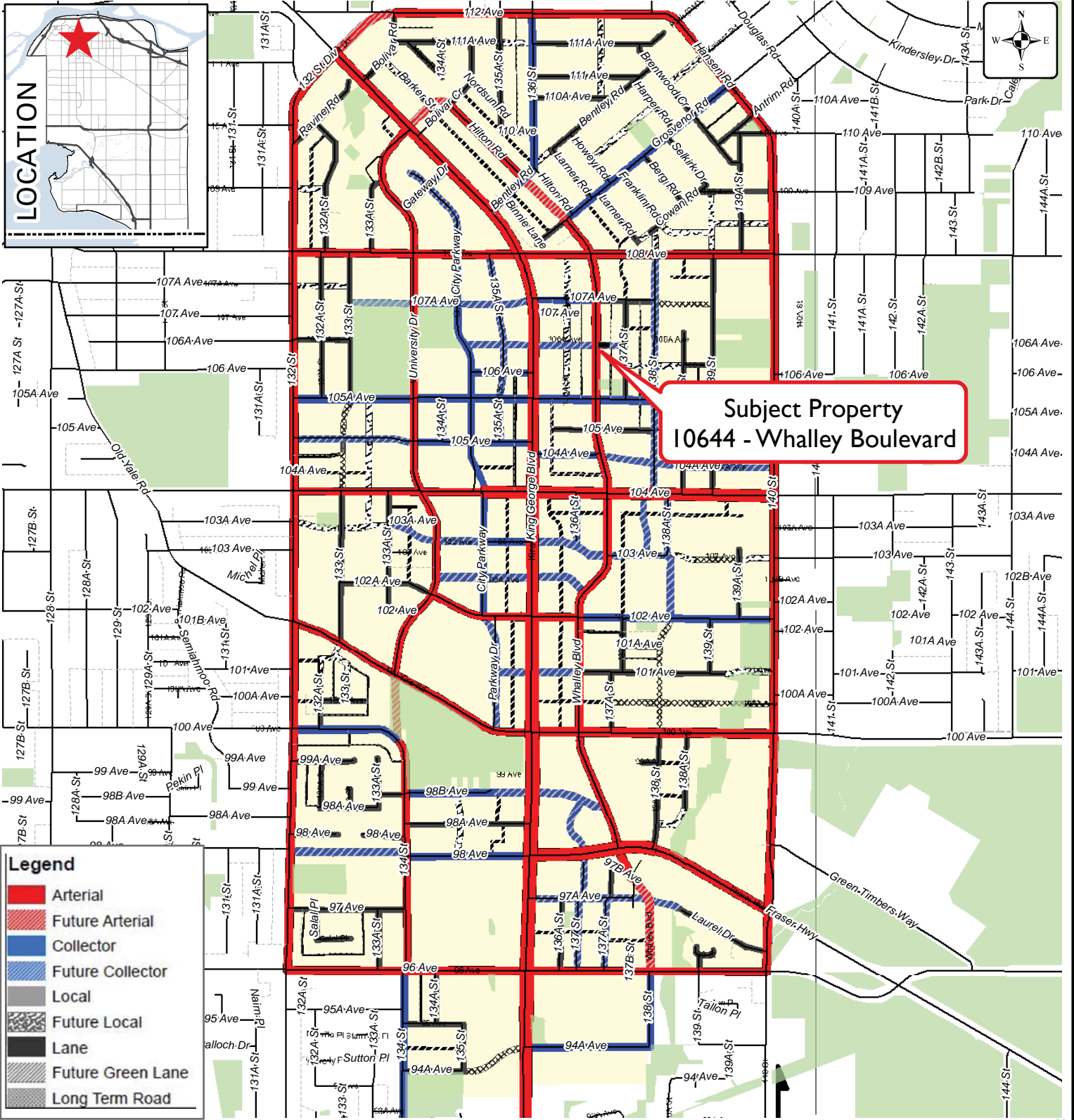
Extract of Surrey City Centre
Land Use Plan – July 2013

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.

SITE MAP

APPENDIX "III"



Produced by GIS Section: 02-Sep-2016, JJR

Scale: 1:18,000 0 180 M



Extract of Surrey City Centre Road Network

ENGINEERING DEPARTMENT

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