

NO: R217

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: Mayor & Council **DATE: September 9, 2016**

FROM: General Manager, Engineering **FILE: 1716-3060**
General Manager, Parks, Recreation & Culture **XC: R16-0016**

SUBJECT: Acquisition of Property at 10213 – 140 Street for the Future 140 Street Road Widening and Park Purposes

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council approve the purchase of the property located at 10213 – 140 Street (PID: 010-179-615) as described in this report, and as illustrated on the map attached as Appendix “I”, for the purpose of the future 140 Street road widening and future park as identified in the Surrey City Centre Land Use Plan.

BACKGROUND

Property Description

The property at 10213 – 140 Street (the “Property”) is a rectangular shaped parcel located within the City Centre. The Property has a parcel size of 3,113 m² (33,507 ft.²) and is zoned RF (Single-Family Residential) with approximately 2,345 m² (25,237 ft.²), or 75% of the parcel, encumbered by a BC Hydro and BC Gas Statutory Right of Way. The Property is improved with a full basement single-family dwelling.

Zoning, Plan Designations, and Land Uses

Attached to this report as Appendix “II” is an extract of the Surrey City Centre Land Use Plan that designates the majority of the Property as Park intended as a greenway connection. Additionally, an eastern portion of the Property will be dedicated for road purposes to facilitate the widening of 140 Street in the future.

DISCUSSION

Reason for the Acquisition

The acquisition of the Property will accommodate the future road widening along 140 Street between 100 Avenue and 105A Avenue, as illustrated in the attached Appendix “II”, and the Quibble Creek Greenway connectivity, as identified in the Surrey City Centre Land Use Plan.

The 140 Street road widening project is identified in the City's 2016-2025 Ten Year Servicing Plan as a short term (1-3 years, 2016-2018) priority. These proposed 140 Street improvements are an important component in servicing the City Centre plan area and to provide alternate routing during construction of the Newton – Guildford Light Rapid Transit line. The proposed improvements will increase vehicle capacity from two to four lanes, improve pedestrian and cycling facilities, and provide overall aesthetic improvements along the 140 Street corridor.

The entire Property is required for a combination of Parks and Engineering purposes. A corridor for the Quibble Creek Greenway is proposed to be sited within portions of the BC Hydro encumbered lands. The majority of the remaining unencumbered lands are required for the 140 Street widening, and have a limited buildable footprint under the existing zoning due to the setback requirements from the road and BC Hydro transmission lines.

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 independent appraiser and reviewed by an accredited staff 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.

Funding the Purchase

The Finance & Technology Department has confirmed that funds for this acquisition are available in the 2016 140 Street Advance Arterial Acquisition Fund.

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 Environments and Neighbourhoods, Infrastructure and Ecosystems. 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;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations; and
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

CONCLUSION

The terms of the Agreement are deemed reasonable. This acquisition will assist in providing land for future road widening of 140 Street and green space connectivity as envisioned in the Surrey City Centre Land Use Plan.

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Engineering

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NR/EF/sw/amg/clr

Appendix "I" - Aerial Photograph of 10213 - 140 Street

Appendix "II" - Extract of Surrey City Centre Land Use Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 01-Sep-2016, JJR

Date of Aerial Photograph: March 30, 2016

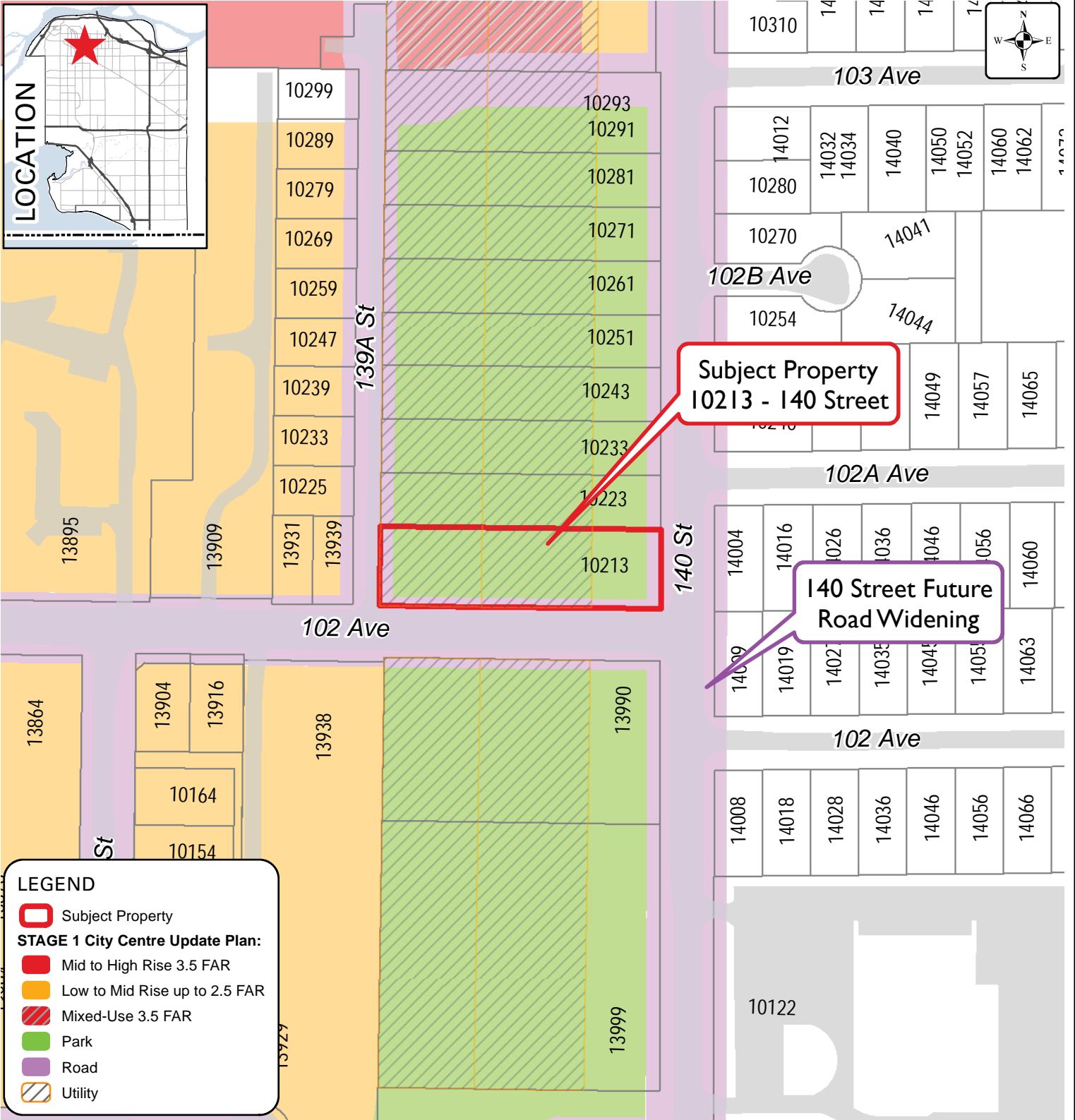
Scale: 1:2,000 0 20 M



SUBJECT PROPERTY
10213 - 140 STREET

ENGINEERING
DEPARTMENT

SITE PLAN



Produced by GIS Section: 01-Sep-2016, JJR

Scale: 1:2,000 0 20 M



Extract of Surrey City Centre Land Use Plan

ENGINEERING DEPARTMENT