

NO: **R270**

COUNCIL DATE: **December 19, 2016**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 30, 2016**

FROM: **General Manager, Engineering** FILE: **1713-9070**  
**General Manager, Parks, Recreation & Culture** XC: **R15-0027**

SUBJECT: **Acquisition of Property at 10291/10293 - 140 Street for the Future 103 Avenue, 140 Street Road Widening, and Park Purposes**

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## RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council approve the purchase of the property located at 10291/10293 – 140 Street (PID: 005-046-521) as described in this report, and as illustrated on the map attached as Appendix “I”, for the purpose of the future extension of 103 Avenue, as well as the 140 Street road realignment and widening, and future park as identified in the Surrey City Centre Land Use Plan.

## BACKGROUND

### Property Description

The property at 10291/10293 – 140 Street (the “Property”) is a rectangular shaped parcel located within the City Centre. The Property has a parcel size of 3,115 m<sup>2</sup> (33,530 ft.<sup>2</sup>) and is zoned RM-D (Duplex Residential) at the front and RF (Single-Family Residential) at the rear. The RM-D portion is approximately 1,343 m<sup>2</sup> (14,454 ft.<sup>2</sup>), and the remaining 1,772 m<sup>2</sup> (19,076 ft.<sup>2</sup>) is zoned RF. Furthermore, approximately 2,391 m<sup>2</sup> (25,726 ft.<sup>2</sup>), or 77%, of the parcel is encumbered by a BC Hydro and BC Gas Statutory Right-of-Way, which encumbers the entire RF portion and 46% of the RM-D portion. The Property is improved with a fourplex that was constructed in 1957. The improvements were originally a side-by-side duplex.

### 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 and northern portion of the Property will be dedicated for road purposes to facilitate the realignment and widening of 140 Street and extension of 103 Avenue in the future.

## **DISCUSSION**

### **Reason for the Acquisition**

The acquisition of the Property will accommodate the future road realignment and widening along 140 Street and provide for the extension of 103 Avenue, as conceptually illustrated in the attached Appendix "II". 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.

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.

### **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 December 19, 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 a combination of land for the future extension of 103 Avenue, road widening of 140 Street, and green space connectivity as envisioned in the Surrey City Centre Land Use Plan.

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

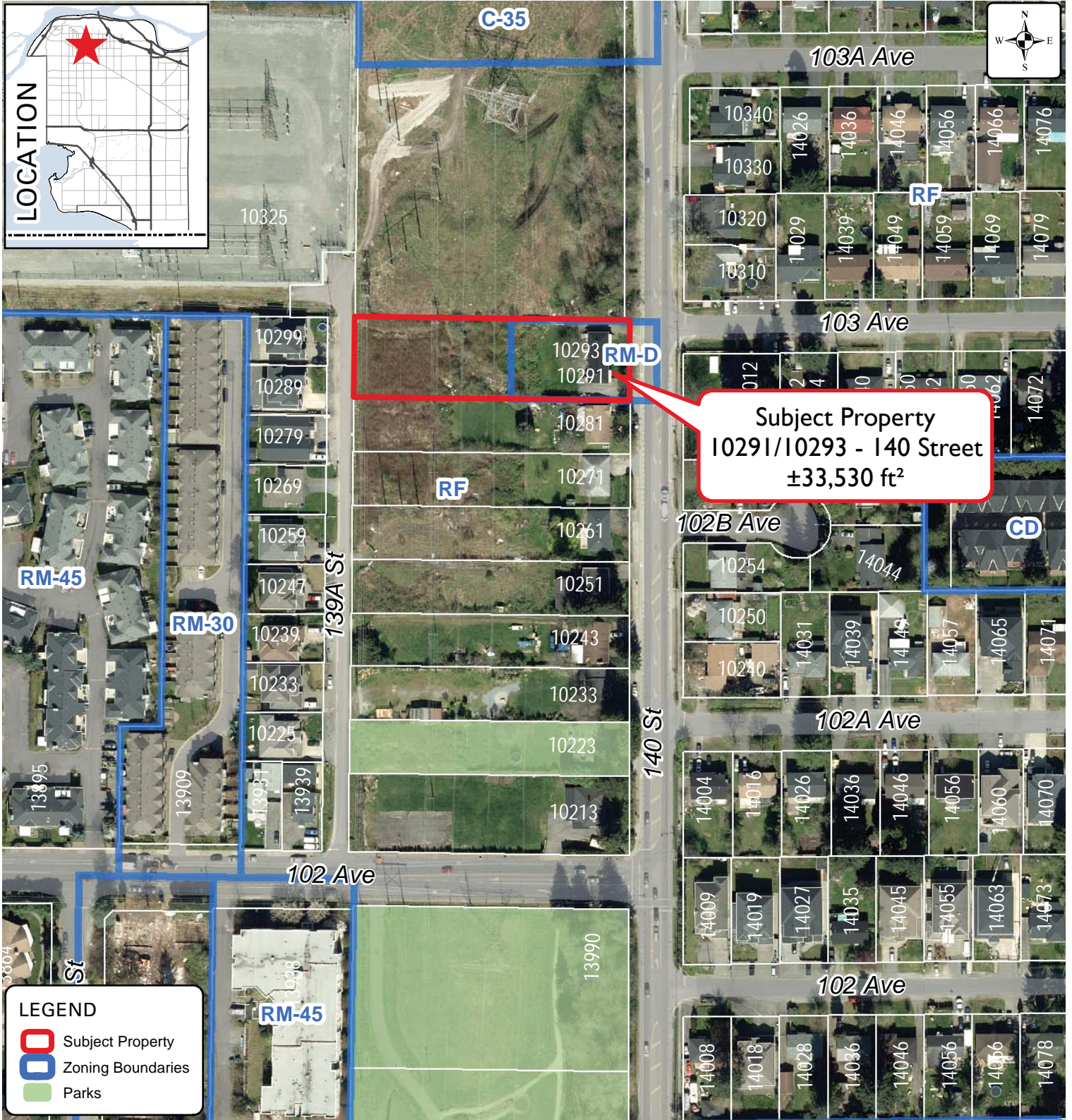
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

EF/amg/sw/clr

Appendix "I" - Aerial Photograph of 10291/10293 – 140 Street  
Appendix "II" - Extract of Surrey City Centre Land Use Plan



AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 24-Nov-2016, JJR

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000 0 20 M

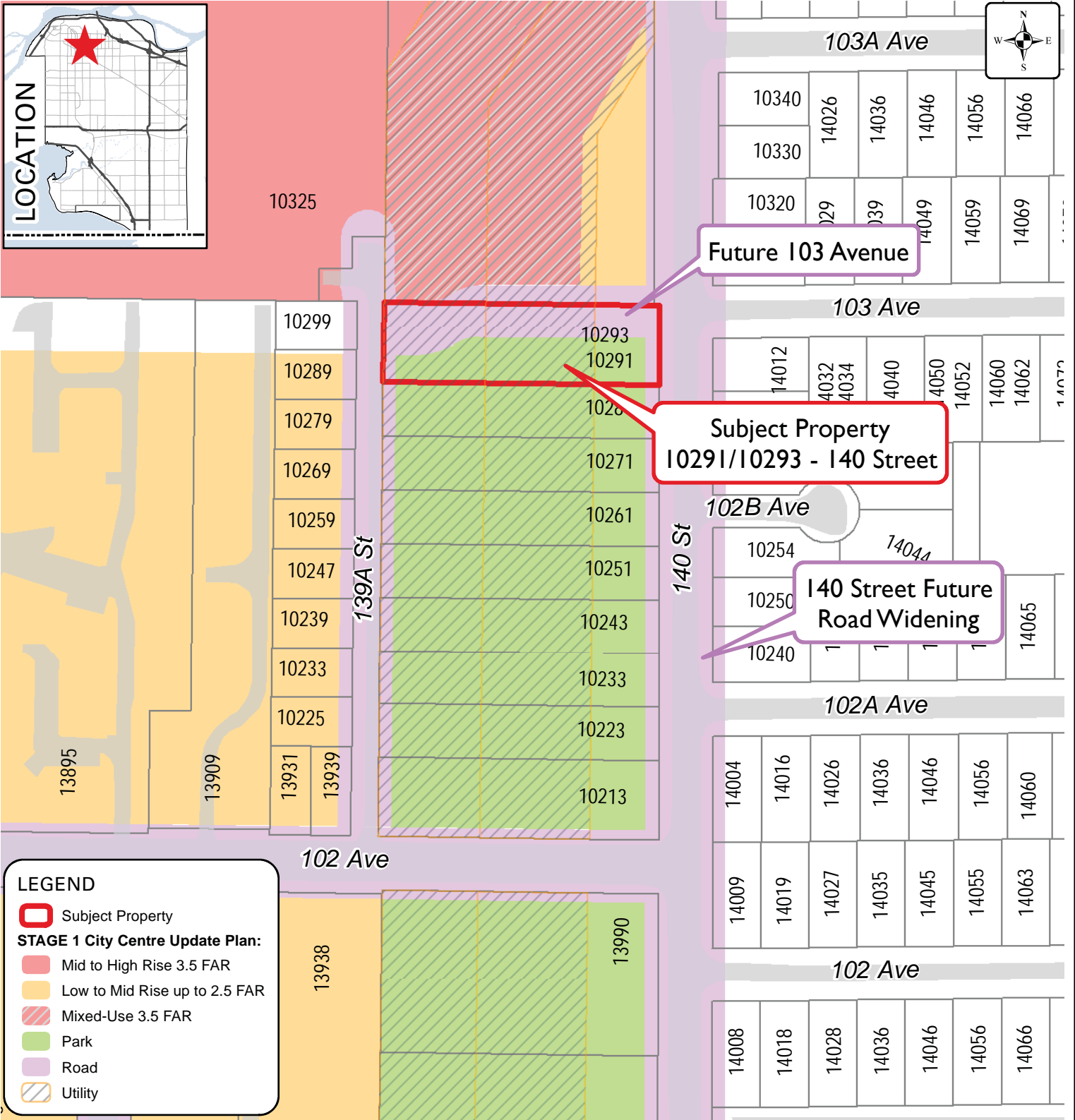


**SUBJECT PROPERTY**  
**10291/10293 - 140 STREET**

**ENGINEERING**  
**DEPARTMENT**



SITE PLAN



Produced by GIS Section: 29-Nov-2016, JJR

Scale: 1:2,000 0 20 M



Extract of Surrey City Centre  
Land Use Plan

ENGINEERING  
DEPARTMENT