

NO: R006

COUNCIL DATE: January 16, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 20, 2016**

FROM: **General Manager, Engineering**

FILE: **0870-40/75**

SUBJECT: **Acquisition of Property at 18087 – 96 Avenue**

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## RECOMMENDATION

The Engineering Department recommend that Council approve the purchase of the property at 18087 – 96 Avenue (PID No. 029-570-557) for the planned installation and operation of a free-standing, electronic message board sign.

## BACKGROUND

### Property Description

The property at 18087 – 96 Avenue (the “Property”) is a 3,634 m<sup>2</sup> (0.90 acre) vacant parcel of land located on the north side of 96 Avenue, east of 180 Street and immediately south of, and adjacent to, Highway No. 1 in the Anniedale-Tynehead neighbourhood. Highway No. 15 to the west and the Golden Ears Connector to the south are in close vicinity to the Property.

### Zoning, Plan Designations, and Land Uses

The Property is zoned One-Acre Residential (“RA”) and designated Mixed Employment in the Official Community Plan and Light Industrial and Landscape Buffer in Anniedale-Tynehead Neighbourhood Concept Plan (the “NCP”). Fish classified open channels are located on neighbouring lands to the south, east and west of the site. The NCP show a protective strip within the Property’s frontage on 96 Avenue for the neighbouring watercourses.

## DISCUSSION

### Reason for the Acquisition

The planned free-standing electronic message board to be installed on the Property will be a communication tool for the City to relay information to the public, and to provide a means of commercial advertising. The Property is intended to be added to the list of sites covered by a digital signs agreement between the City and a commercial advertising company, under which agreement the City provides suitable sites for the maintenance and operation of digital signs.

## **Contract of Purchase and Sale**

A contract of purchase and sale (the “Contract”) has been negotiated with the owner of the Property. The Contract is supported by an appraisal report that was completed by an accredited, independent appraiser. The Contract is subject to City Council approval on or before February 8, 2017. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **Funding for Purchase**

The Finance and Technology Department has confirmed that funds for this acquisition are available in the Parking Authority Utility Fund.

## **SUSTAINABILITY CONSIDERATIONS**

The acquisition of the Property supports the objectives of the City’s Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Economic Prosperity and Livelihood. Specifically, the proposal supports the following Desired Outcomes:

- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract business and support a thriving economy; and
- Economy DO9: Economic activities recognise the importance of, and have minimal impact on the natural environment.

## **CONCLUSION**

The terms of the Contract are considered reasonable. It is anticipated that the Property, which is intended to be added to the City-owned sites covered by the digital signs agreement, will become an effective communication and advertising medium at this location.

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

Appendix “1” - Aerial Photograph of Subject Site

AW/amg/ras



# AERIAL PHOTOGRAPH OF SITE



**LEGEND**  
 Subject Property

Produced by GIS Section: 19-Dec-2016, JJR

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500



**SUBJECT PROPERTY**  
**18087 - 96 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. Source: \\File-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\P20\_realty\_18087-96ave.mxd