

NO: R007

COUNCIL DATE: January 16, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 9, 2017**
FROM: **General Manager, Engineering** FILE: **7916-0644-00**
SUBJECT: **Sale of a Portion of City Land at 13701 Fraser Highway and Acquisition of Portions of Private Lands at 9808 & 9900 King George Boulevard, 13677 – 98B Avenue and 9868 – 137 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve:

1. The acquisition of the portions of the following privately-owned properties (total area = 1,953.3 m²):
 - i) a 10.7 m² (115.17 ft.²) portion of 13677 – 98B Avenue;
 - ii) a 1,385.9 m² (14,917.7 ft.²) portion of 9808 King George Boulevard; and
 - iii) a 556.7 m² (5,992.27 ft.²) portion of 9868 – 137 Street;

(collectively, the “City New Road Lot”); and

2. The sale of the three following portions of City property located at 13701 Fraser Highway (total area = 1,944.7 m²):
 - i) a 1,379.1 m² (14,844.5 ft.²) portion;
 - ii) a 94.7 m² (1,019.34 ft.²) portion; and
 - iii) and a 470.9 m² (5,068.73 ft.²)

(collectively, the “City Existing Road Lot”)

both as described in this report and as generally illustrated on Appendix “I” attached to this report, and subject to compliance with the notice of provisions of the *Community Charter*, SBC 2003, C. 26.

BACKGROUND

The City Existing Road Lot located at 13701 Fraser Highway is a 1.58 acre parcel of titled road that was secured in 2014 as part of development application 7912-0332-00. The application was submitted by PCI Developments to rezone and subdivide four (4) parcels (Lots 1, 2, 3 and 4, as shown on the subdivision plan, attached as Appendix “II”) to permit a four-phased mixed-use development. The City Existing Road Lot property was created and secured for road purposes as a condition of the application’s approval. At the time, the road alignment was designed to align with 137 Street at Fraser Highway, and 98B Avenue at King George Boulevard. The intersection location of 98B Avenue and King George Boulevard was designed such that a future Light Rail Transit station could be located fronting the western edge of Lot 1.

The applicant has since developed the first phase of the approved general development permit. The placement of the first phase building, along with the road frontage along King George Boulevard, was intended to incorporate the anticipated future rapid transit station along the eastern edge of King George Boulevard.

DISCUSSION

A planning process for the “L-Line” Light Rail Transit (“LRT”), led by TransLink through a group of consultants, was initiated in early 2016. The main objective of this process was to form the basis of a detailed design to evaluate project costing and produce a business case for funding purposes through the feasibility and design study.

As a result of this process, it was determined that the anticipated original station location cannot be accommodated as per the prior approved development application. The LRT consultant team advised that the required platform and station length will exceed the amount of road frontage between 98B Avenue and the existing SkyTrain guideway crossing at King George Boulevard. Consequently, the potential LRT station would require relocation elsewhere along the King George Corridor. This relocation was considered undesirable by City staff and PCI Developments, as the original location enabled more efficient transfers between the rapid transit systems for future transit users, and met PCI Developments’ expectation in terms of pedestrian access to their site.

Staff initiated discussions with PCI Developments to explore options to avoid relocating the station elsewhere. Both parties decided that the best solution would be to realign the internal road in order to lengthen the block so that the station could be retained in the original location. The acquisition and sale of the subject properties, both City-owned and privately owned, is required to allow the necessary relocation of 98B Avenue and enable the LRT station to remain at the planned location fronting PCI’s development.

As part of the disposition process, staff will ensure that notice is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter, SBC, 2003, C. 26*.

SUSTAINABILITY CONSIDERATIONS

The proposed acquisition and sale relates to the Sustainability Charter by linking a future rapid transit station with the existing King George SkyTrain Station. This also creates a more walkable area.

The agreement proposed in this report is consistent with the following goals of the Sustainability Charter 2.0:

- SD1: Promote mixed use development in and around Town Centres and along transit corridors
- DO1: Surrey is comprised of distinct, diverse, and compact neighbourhoods and Town centres, with an engaging public realm.
- DO4: Surrey neighbourhoods are safe, accessible, well-connected, walkable, and bike friendly.

CONCLUSION

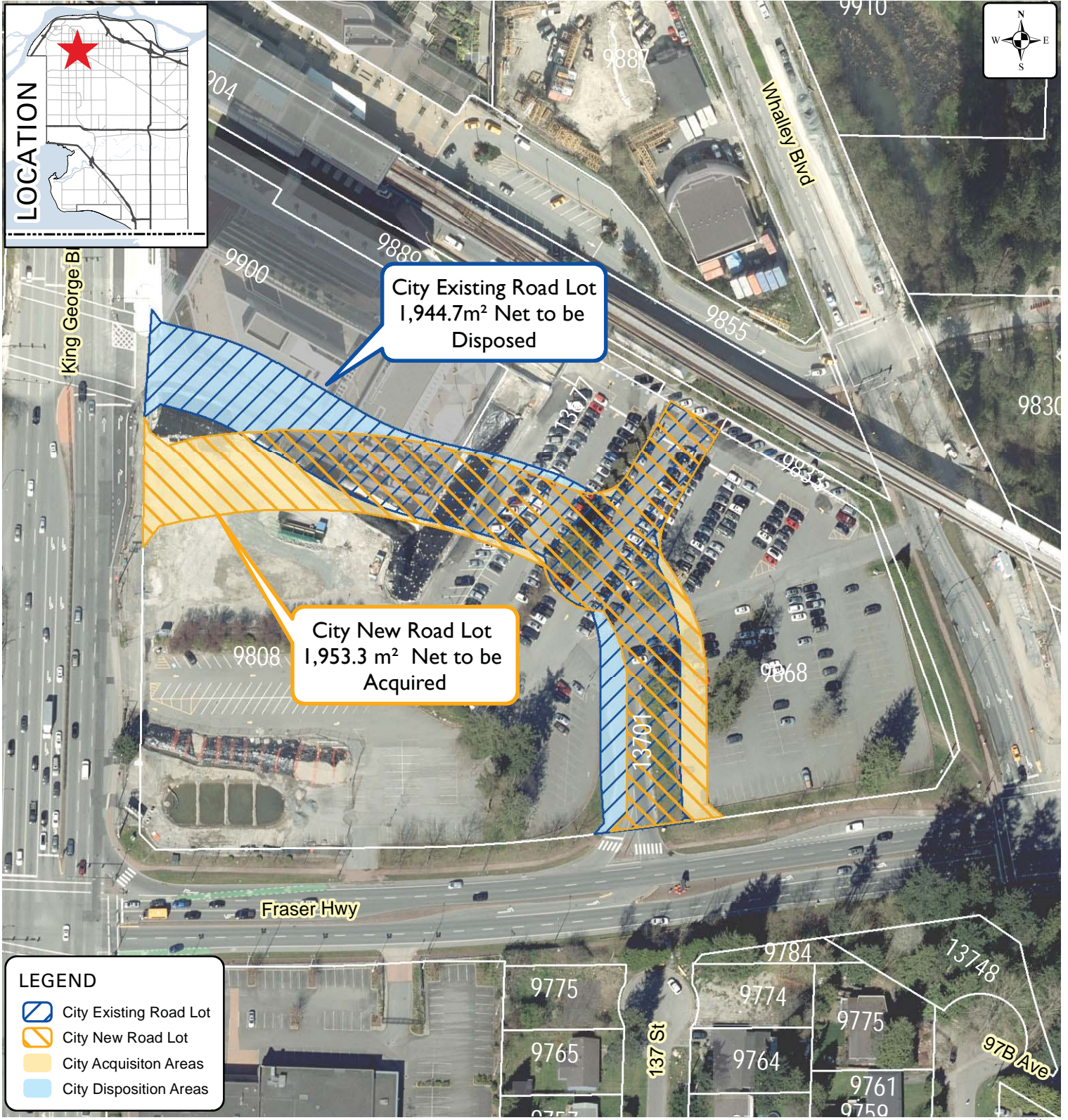
The terms of the agreement related to the acquisition and sale are considered reasonable. It is recommended that Council approve the sale of the 3 portions of City land as illustrated (cross-hatched area) on Appendix "III" and the acquisition of the 3 portions of privately-owned land as illustrated (hatched area) on Appendix "IV" as generally described in this report.

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

VL/BLO/amg/ras

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Subdivision Plan EPP32216
Appendix "III" - Survey Plan showing sale areas
Appendix "IV" - Survey Plan showing acquisition areas

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 20-Dec-2016, C9W

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,600



SUBJECT PROPERTIES
 13701 Fraser Hwy,
 9808 & 9900 King George Blvd,
 13677 98B Ave & 9868 137 St

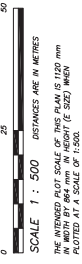
**ENGINEERING
 DEPARTMENT**

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.



SURVEY PLAN SHOWING AREAS TO BE TRANSFERRED OF PARTS OF PARCEL A OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPP48555

BCGS 926.016

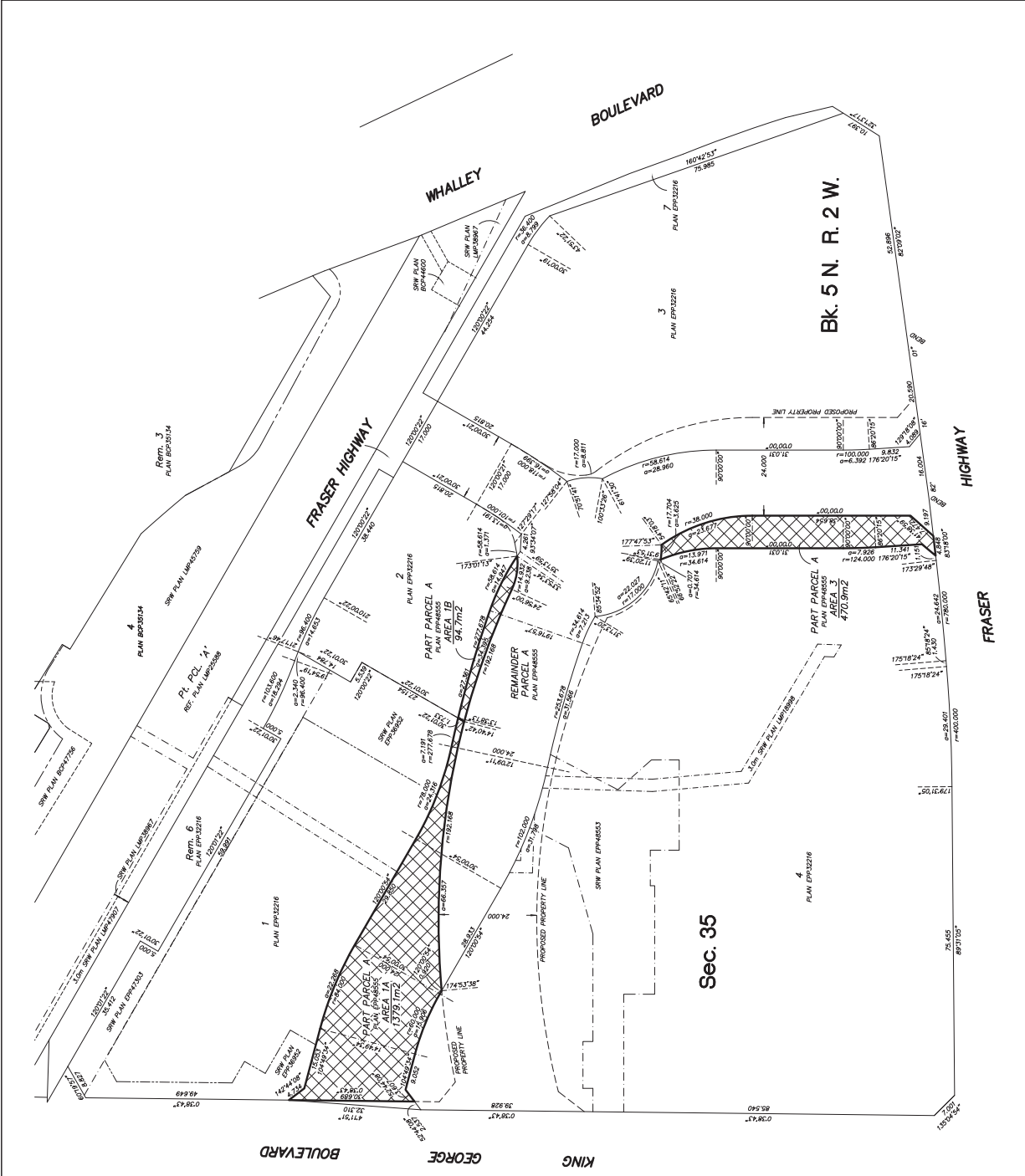


THE INTENDED PLOT SCALE OF THIS PLAN IS 1:500 AND IT IS PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY, MA083(CSRS), 4.0.0.BC.L.G.W.D

BOUNDARIES ARE DERIVED FROM OBSERVATIONS AND ARE NOT TO BE CONSIDERED AS ESTIMATED UNLESS OTHERWISE INDICATED. THE FINAL COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY INDICATED ARE DERIVED FROM OBSERVATIONS TO GEODETIC CONTROL POINTS. THIS PLAN SHOWS HORIZONTAL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPLETE FROM DISTANCES AND TYPES OF MEASUREMENTS. THE CHANGING FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 45.0 METRES.

BOOK OF AREAS		
LEGAL DESCRIPTION	AREA NUMBER	AREA (m ²)
PARTS OF PARCEL A OF NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT AS SHOWN ON PLAN EPP48555	AREA 1A	1379.1
	AREA 1B	84.7
	AREA 3	470.9
TOTAL		1944.7



DRAFT - 2016-12-06
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

"AREAS TO BE RETURNED TO PCI"



SURVEY PLAN SHOWING AREAS TO BE TRANSFERRED OF PARTS OF LOTS 2, 3 AND 4 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216

BCGS 92C.016



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PRINT SCALE OF THIS PLAN IS 1:500

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED

INTEGRATED SURVEY AREA No. 1, SURREY, MAUER(CRPS) 4.0.0.B.C.LORD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS AND ARE

BASED ON THE NAD83 DATUM

THE UTM COORDINATES ARE ESTIMATED FROM OBSERVATIONS TO GEOMETRIC

CONTROL POINTS

THE PLAN DIMENSIONS ARE BASED ON THE DISTANCES, ANGLES AND

BEARINGS OBTAINED FROM THE SURVEY

THE DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE

ROADS AND ARE NOT TO SCALE

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED

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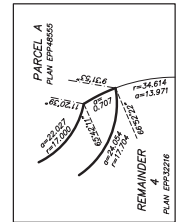
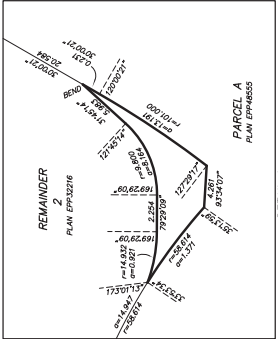
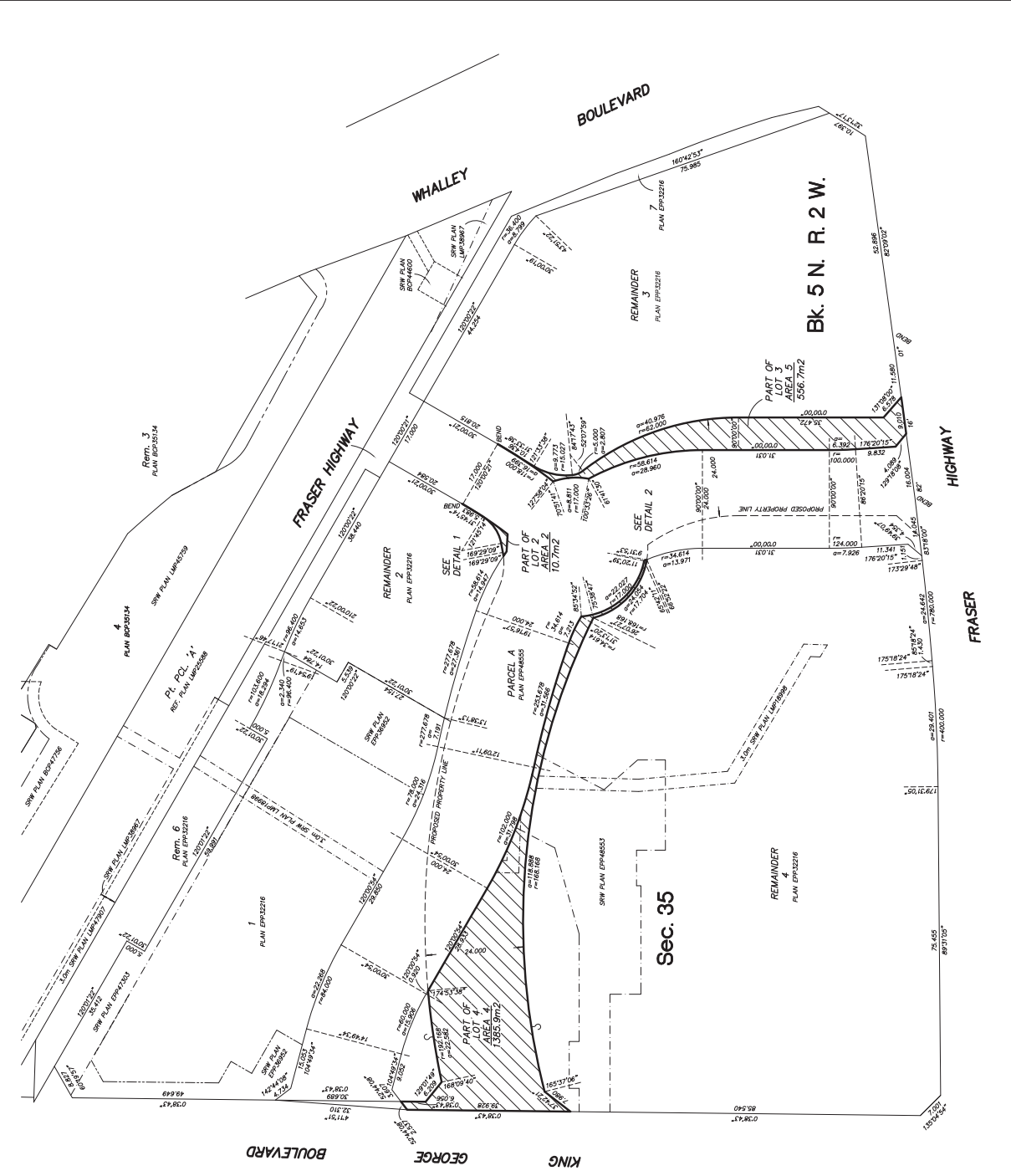
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ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED

THE DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE

ROADS AND ARE NOT TO SCALE

BOOK OF AREAS		
LEGAL DESCRIPTION	AREA NUMBER	AREA (m ²)
PART OF LOT 2 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216	AREA 2	16.7
PART OF LOT 3 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216	AREA 5	556.7
PART OF LOT 4 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216	AREA 4	1365.9
TOTAL		1949.3



DRAFT - 2016-12-06

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

"AREAS TO BE DEDICATED AS ROAD"