

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 2, 2017**

FROM: General Manager, Engineering **PROJECT: 1717-711**
General Manager, Parks, Recreation & Culture **FILE: R17-0009**

SUBJECT: Acquisition of Property at 14082 – 106 Avenue for the 105 Avenue Connector Project and Park Purposes

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council approve the purchase of the property located at 14082 – 106 Street (PID: 010-478-582) for the purposes of accommodating a section of the future 105 Avenue alignment and for future park.

BACKGROUND

Property Description

The property at 14082 – 106 Avenue (the “Property”), as illustrated on the map attached as Appendix “I”, is a vacant rectangular shaped parcel with a size of 5,942 m² (1.47 acres or 63,955 ft.²). The Property is zoned RF (Single-Family Residential Zone), and is located along the western edge of Hawthorne Park and on the south side of 106 Avenue. The Property also contains a Biodiversity Conservation Strategy corridor that ensures linkages from Hawthorne Park to Green Timbers Urban Forest and the Fraser River.

Zoning, Plan Designations and Land Uses

The Property is currently zoned single-family RF and designated urban in the OCP. The neighbourhood is primarily developed with older single-family dwellings which is undergoing a gradual transition to higher density multi-family uses. The Highest & Best Use of the Property is townhousing (22 – 26 units) under an RM-30 type designation.

DISCUSSION

Reason for the Acquisition

The 105 Avenue corridor was included as part of the City’s 1986 Official Community Plan (OCP) in the Whalley-Guildford Town Centre Plan area. The original purpose of this road alignment was to accommodate a multi-modal collector road that supported the increasing population from the transition in land use densities from single-family homes to multi-family dwellings. Significant portions of the corridor were envisioned to be delivered through the redevelopment process, which has largely not yet occurred. In 2006, the 105 Avenue alignment was modified resulting in the road corridor between Whalley Boulevard and 150 Street (the “105 Avenue Connector Project”) as illustrated on the attached Appendix “II”.

The Engineering Department has included the 105 Avenue Connector Project in the current 10 Year Servicing Plan for improving traffic and alternative modes of transportation between City Centre and Guildford. The timelines for the delivery of the 105 Avenue Connector Project have now been advanced to support the anticipated start of construction for Light Rail Transit (“LRT”) along 104 Avenue, as identified in the Regional Mayors’ Vision for Transit. The 105 Avenue Connector Project will provide an alternate and parallel corridor to 104 Avenue for local neighbourhood access and circulation during and after LRT construction, as well as provide a continuous multi-modal corridor.

Attached to this report as Appendix “III” is an extract of the 105 Avenue Connector Project that illustrates the road alignment in relation to the Property. The southern 15% (0.21 acres) of the Property is required for the 105 Avenue Connector Project road alignment, and the City is intending to re-designate the remaining northern 85% of the Property (1.26 acres) as parkland to enlarge the natural area of Hawthorne Rotary Park. As part of the 105 Avenue Connector Project, the City is also intending to close a portion of the existing 140B Street road allowance along the western boundary of the Property, from the 105 Avenue connector to 106 Avenue, which will provide a further 0.62 acres of parkland. The additional 1.88 acres of parkland from the remnant and road closure will provide protection of Green Infrastructure Network connections between Hawthorne Rotary Park and the Quibble Creek Greenway corridor.

Contract of Purchase and Sale

A purchase and sale agreement (the “Agreement”) has been negotiated with the owner of the Property. The Agreement value conclusion 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 May 8, 2017. 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 105 Avenue Connector Project - Strategic 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 Environment 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 105 Avenue, parkland and green space connectivity, as envisioned in the 105 Avenue Connector Project.

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Engineering

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General Manager,
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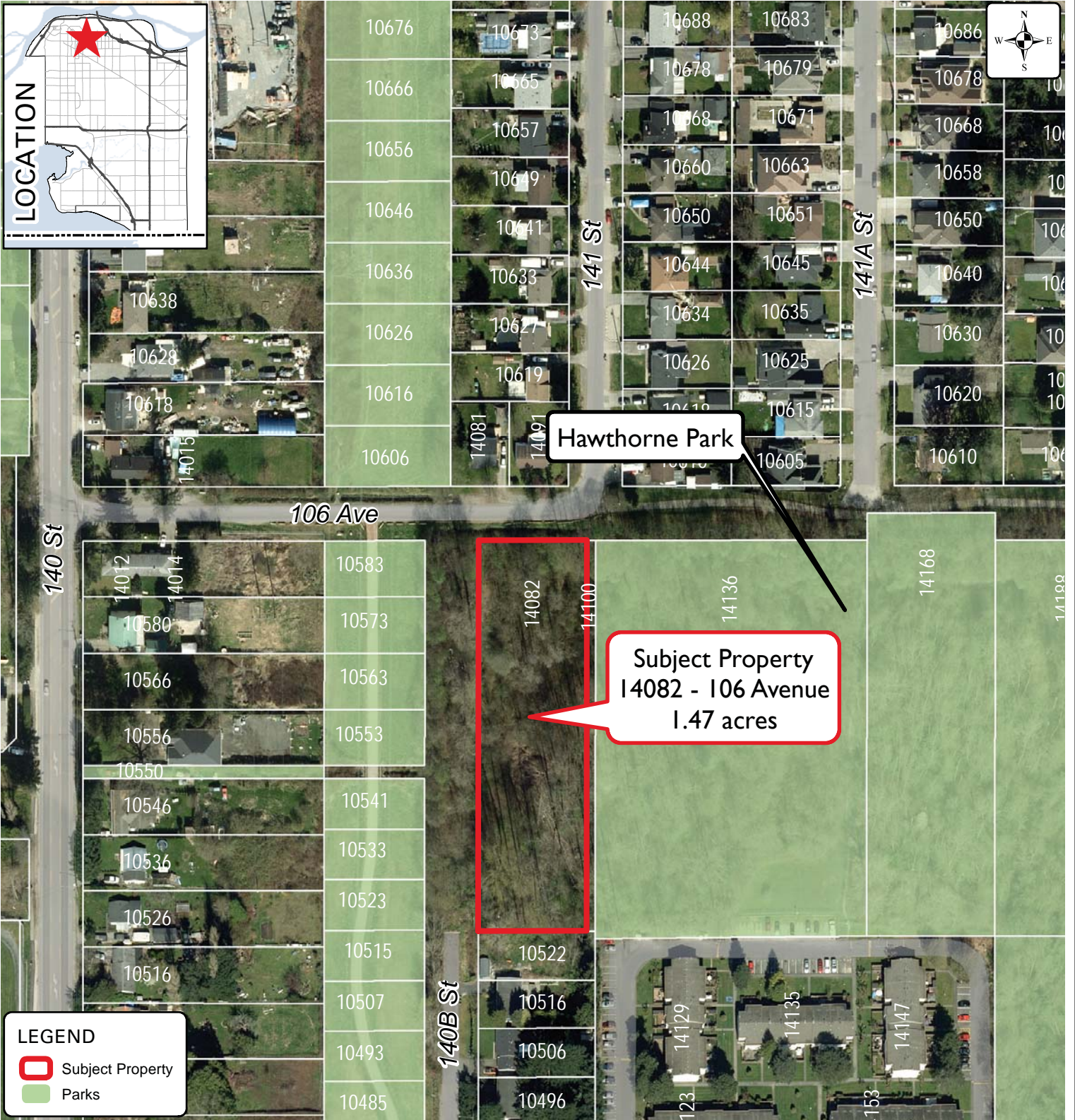
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Appendix "I" - Aerial Photograph of the Property (14082 - 106 Avenue)

Appendix "II" - 105 Avenue Connector Project Alignment (between Whalley Boulevard and 150 Street)

Appendix "III" - Extract of 105 Avenue Connector Project Map

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 11-Apr-2017, P123723

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000 0 20 M

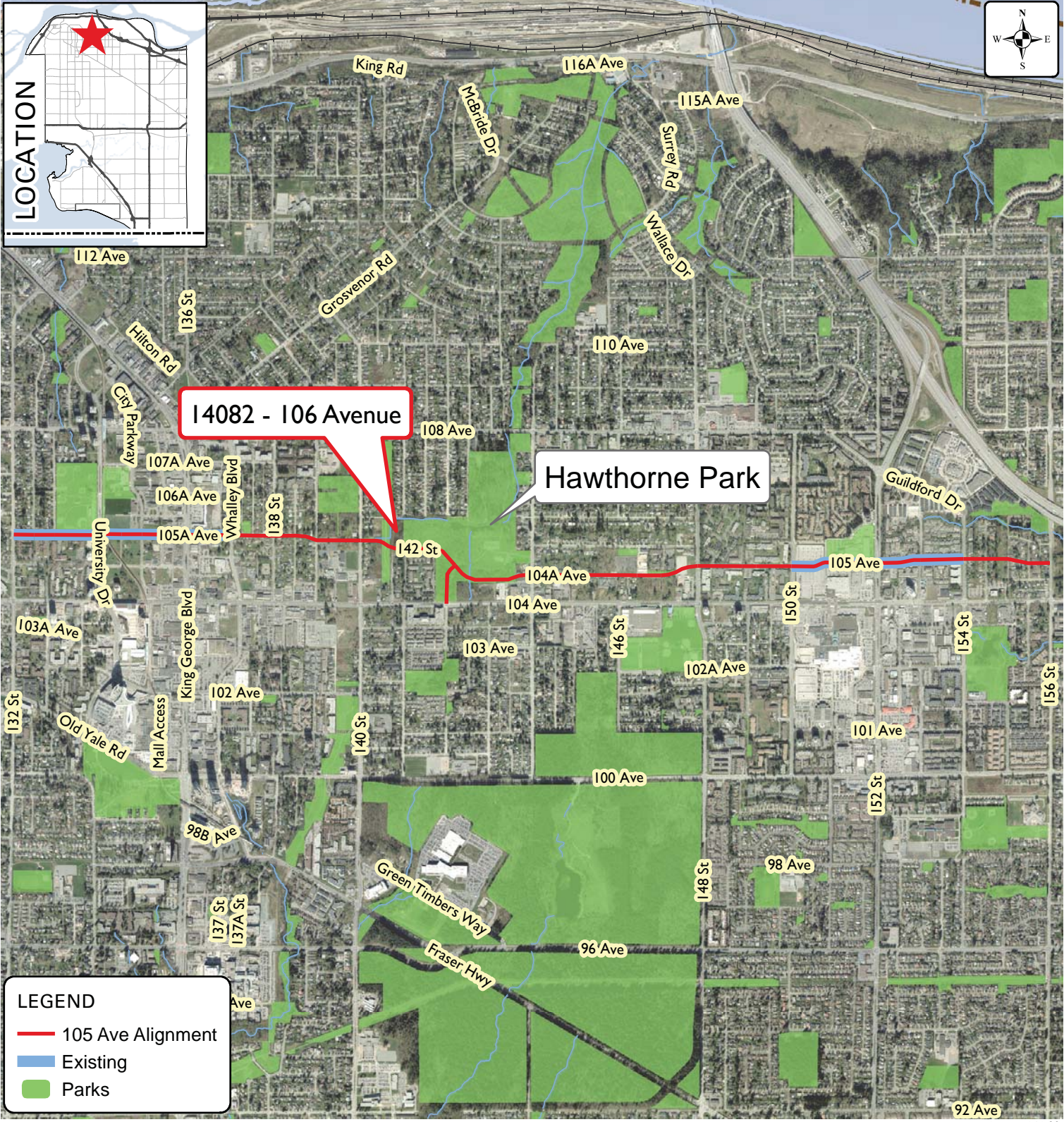
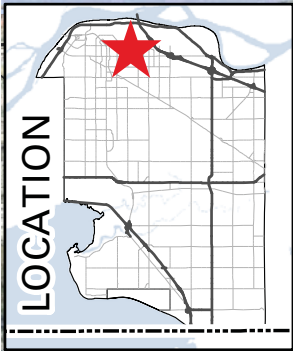


SUBJECT PROPERTY
14082 - 106 AVENUE

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.

AERIAL PHOTOGRAPH OF SITE



LEGEND

- 105 Ave Alignment
- Existing
- Parks

Produced by GIS Section: 11-Apr-2017, P123723

Date of Aerial Photograph: March 30, 2016

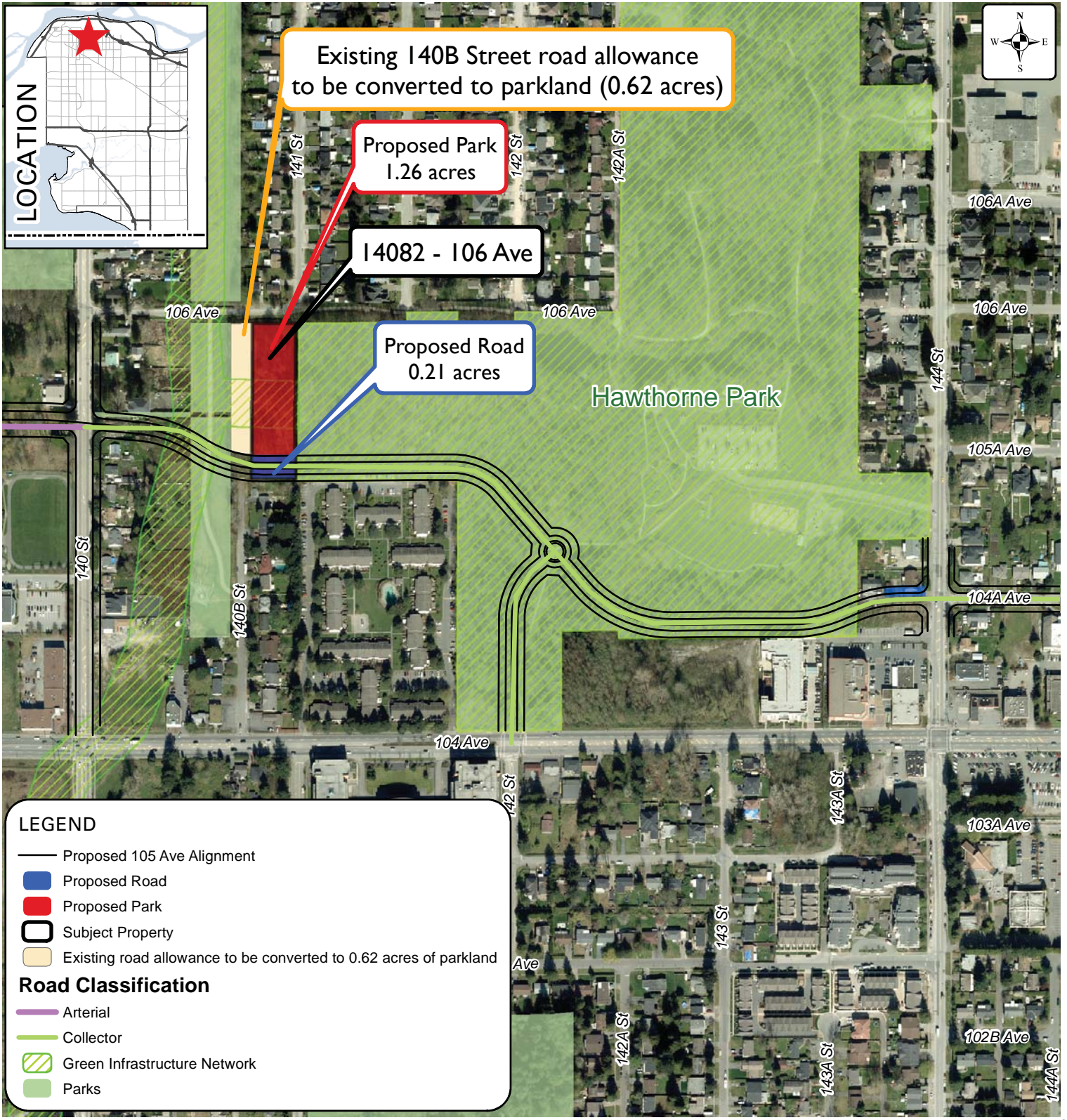
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105 Ave Connector:
Whalley Boulevard to 150 Street

ENGINEERING
DEPARTMENT

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Produced by GIS Section: 02-May-2017, P123723 Date of Aerial Photograph: March 30, 2016 Scale: 1:5,000 0 60 M



Extract of the Proposed 105 Avenue Connector Project and Hawthorne Park

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: G:\MAPPING\GIS\Maps\CorporateReps\Realty\AP_105AAve-AA.mxd