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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 30, 2017**

FROM: **General Manager, Engineering** FILE: **1716-7110, R17-0010**

SUBJECT: **Acquisition of Property at 10546 - 140 Street for the 105 Avenue Connector Project**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of the property located at 10546 – 140 Street (PID No. 009-721-754) for the purpose of accommodating a section of the future 105 Avenue alignment.

## BACKGROUND

### Property Description

The property at 10546 – 140 Street (the “Property”), as illustrated on the map attached as Appendix “I”, is a rectangular shaped parcel with a size of 1,896 m<sup>2</sup> (20,408 ft.<sup>2</sup>) with approximately 800 m<sup>2</sup> (8,611 ft.<sup>2</sup>) or 42% of the parcel encumbered by a BC Hydro statutory right-of-way. The Property is zoned RF (Single-Family Residential Zone) and is located on the east side of 140 Street. The Property is improved with a rancher that was originally constructed in 1955.

### Zoning, Plan Designations and Land Uses

The Property is currently zoned Single-Family RF and designated Multiple Residential in the OCP. The neighbourhood is primarily developed with older single-family dwellings and is undergoing a gradual transition to higher density multi-family uses.

## 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’ Council 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 acquisition of the Property will accommodate the future 105 Avenue road alignment. The entire Property is required for Engineering purposes.

### **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 independent appraisal firm and reviewed by a staff appraiser. The Agreement is subject to City Council approval on or before June 14, 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, this acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, this 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; and
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

### **CONCLUSION**

The terms of the Agreement are deemed reasonable. This acquisition will assist in providing land for the future extension of 105 Avenue, as envisioned in the 105 Avenue Connector Project.

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

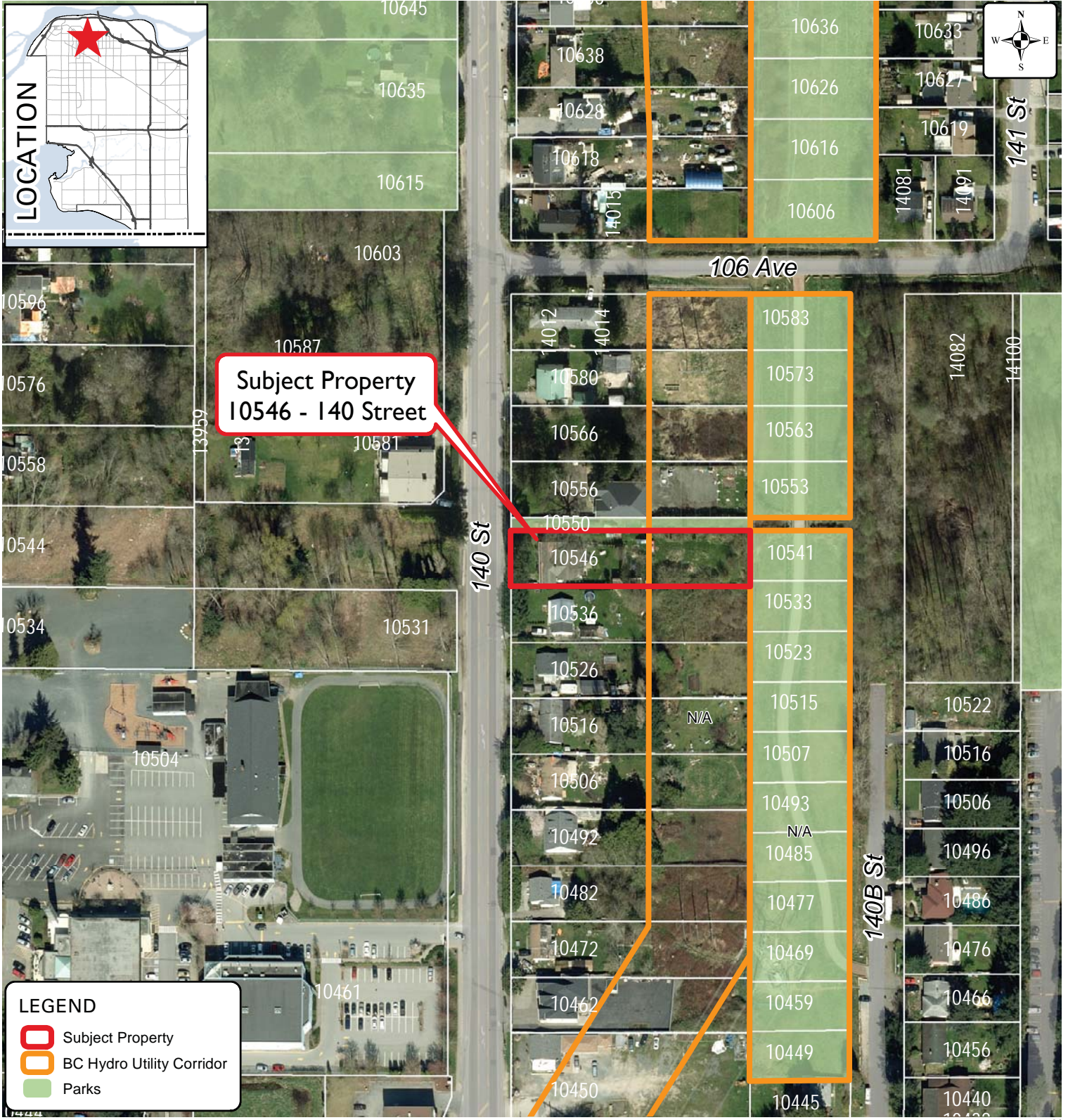
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Appendix “I” – Aerial Photograph of the Property (10546 – 140 Street)

Appendix “II” – 105 Avenue Connector Project (between Whalley Boulevard and 150 Street)

Appendix “III” – Extract of 105 Avenue Connector Project

# AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 17-May-2017, P123723

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000 0 20 M



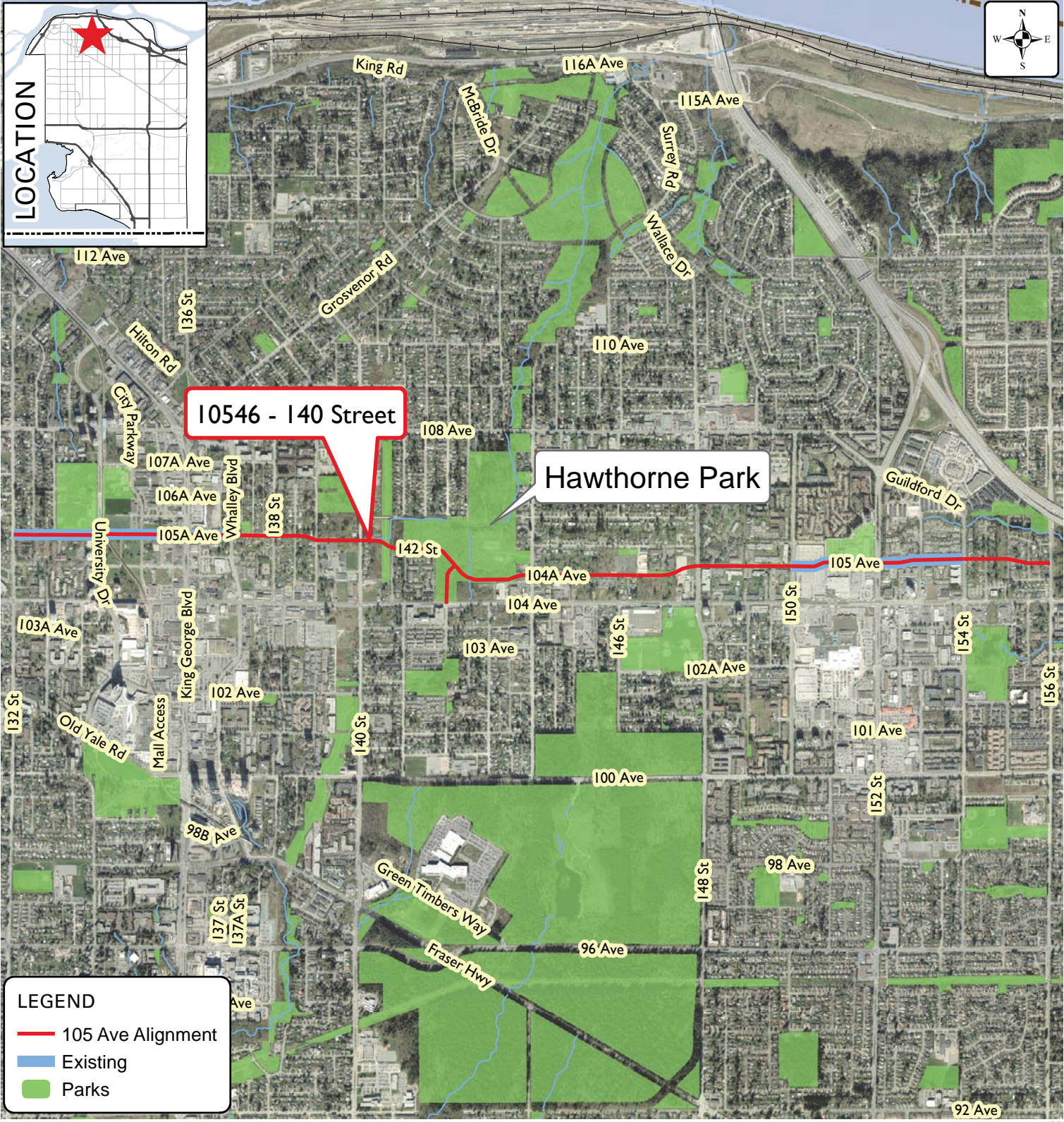
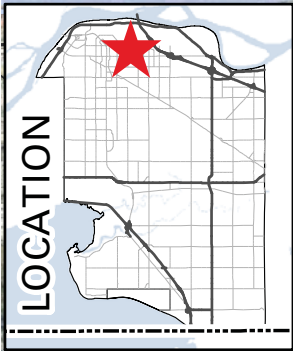
## SUBJECT PROPERTY

### 10546 - 140 STREET

**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



Produced by GIS Section: 16-May-2017, P123723

Date of Aerial Photograph: March 30, 2016

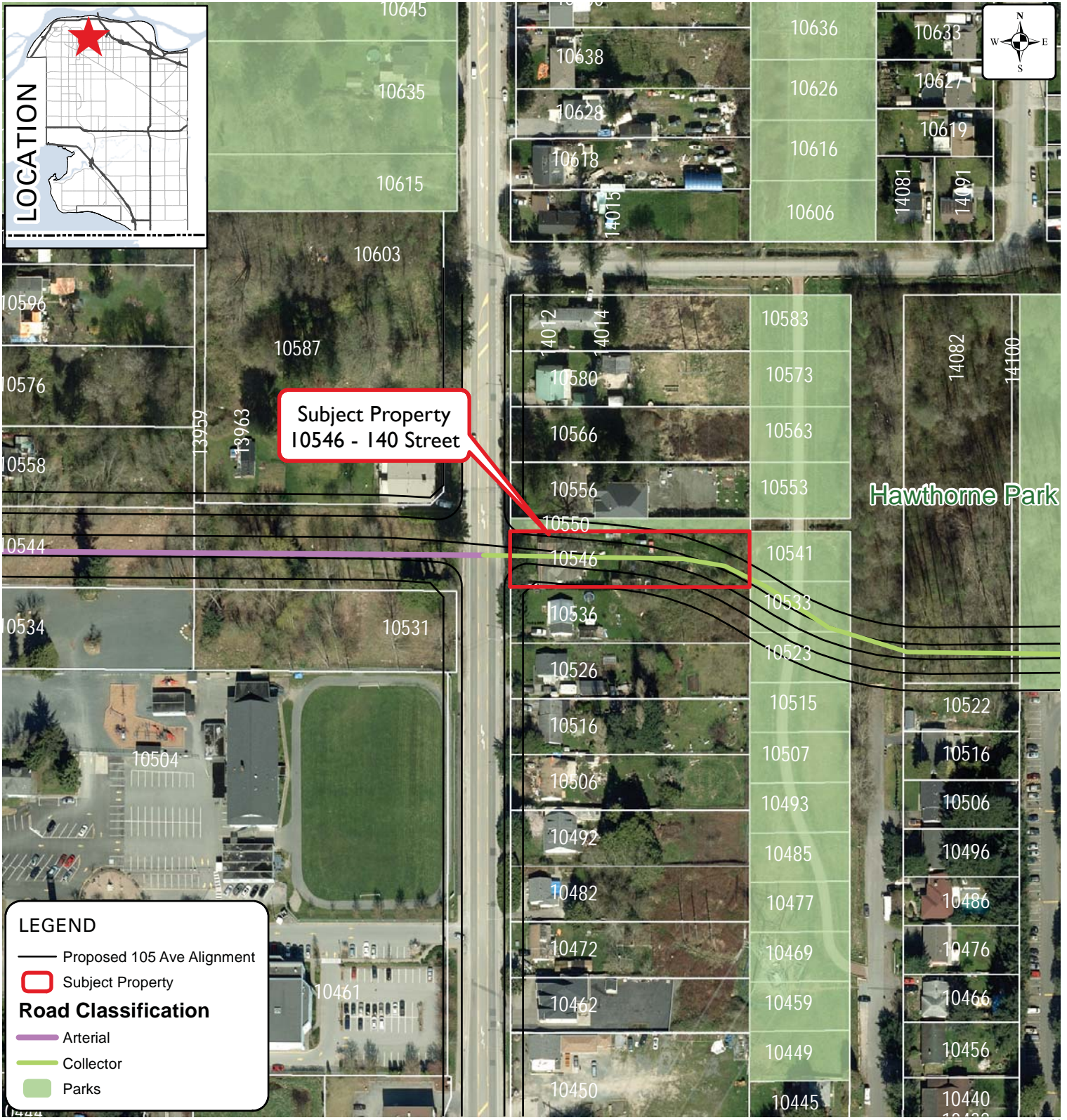
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## 105 Ave Connector: Whalley Boulevard to 150 Street

**ENGINEERING  
DEPARTMENT**

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Produced by GIS Section: 16-May-2017, P123723 Date of Aerial Photograph: March 30, 2016 Scale: 1:2,000 0 20 M



## Extract of the Proposed 105 Avenue Connector Project

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\_10546\_140St\_AP3.mxd