

NO: R017

COUNCIL DATE: February 5, 2018

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## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: January 30, 2018**

**FROM: General Manager, Engineering** **FILE: 1715-7010, R15-0016**

**SUBJECT: Acquisition of Property at 10725 King George Boulevard  
for Future Collector Road**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of 10725 King George Boulevard (PID 002-986-876) for the purpose of a future collector road connection, as identified in the Surrey City Centre Land Use Plan.

## DISCUSSION

### Property Location

The property at 10725 King George Boulevard (the “Property”) is located on the west side of King George Boulevard between 106 Avenue and 108 Avenue in City Centre, as illustrated on the map attached as Appendix “I”.

### Zoning, Plan Designations, and Land Uses

The Property is a rectangular shaped 496 m<sup>2</sup> (5,344 ft.<sup>2</sup>) parcel zoned CHI (Highway Commercial Industrial). The Property is improved with a one-storey commercial building that is occupied by a restaurant. The commercial building was originally constructed in 1962 and was renovated in 2015. Attached as Appendix “II” is an extract of the Surrey City Centre Land Use Plan that identifies the Property within the context of the future collector road alignment.

### Purpose of the Acquisition

The acquisition of the Property will accommodate the ultimate alignment for 107A Avenue. This is part of the future collector network grid, as identified in the Surrey City Centre Road Network Concept attached as Appendix “III”. The Property is the last property needed to complete the road connection between King George Boulevard and 135A Street. Ultimately, the road will provide connectivity between University Boulevard and Whalley Boulevard and will provide vehicle, walking, and cycling connections. 107A Avenue is intended to be constructed by adjacent fronting development in accordance with the City Centre Plan. The Property will be dedicated as road at that time.

## **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 a staff appraiser and reviewed by an independent appraiser. The Agreement is subject to City Council approval on or before February 21, 2018. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **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 and Public Safety. Specifically, the acquisition supports the following Strategic Directions and Desired Outcomes:

- Neighbourhoods and Urban Design SD4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods; and
- Transportation Safety DO10: Surrey is part of a coordinated effort to reduce the risk of harm for all road users, with attention to those who are most vulnerable, including pedestrians and cyclists, and to secure a stable funding mechanism for transportation infrastructure and services.

## **Funding the Purchase**

The Finance Department has confirmed that funds for this acquisition are available in the Collector Property Acquisition Fund.

## **CONCLUSION**

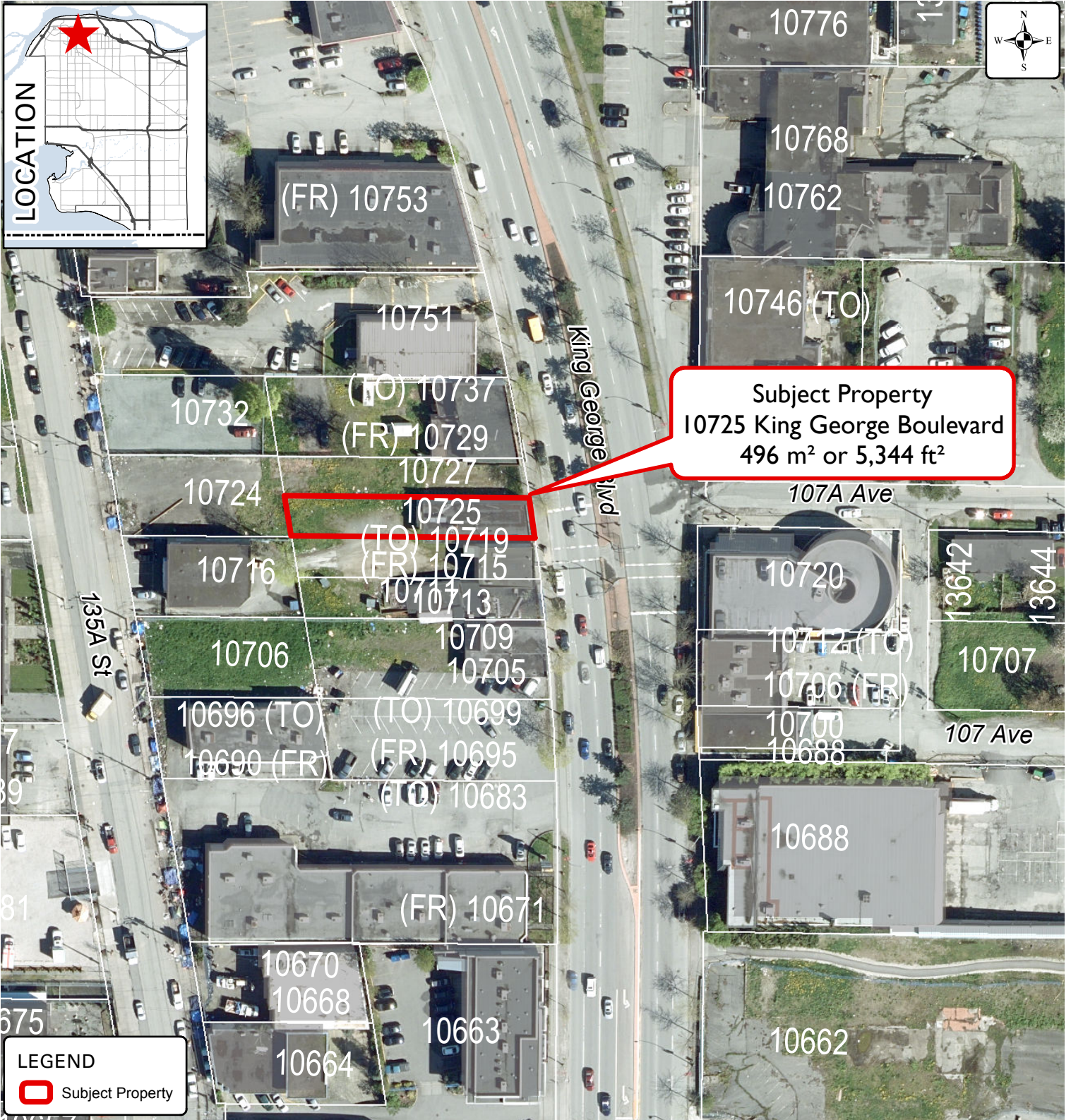
The terms of the Agreement are deemed reasonable. The acquisition will assist in providing land for future collector road, as envisioned in the Surrey City Centre Land Use Plan.

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

EF/amg/ggg

Appendix “I” - Aerial Photograph of 10725 King George Boulevard  
Appendix “II” - Extract of Surrey City Centre Land Use Plan –2017  
Appendix “III” - Surrey City Centre Road Network Concept

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 18-Jan-2018, P123723

Date of Aerial Photograph: April 2017

Scale: 1:1,200 0 10 M

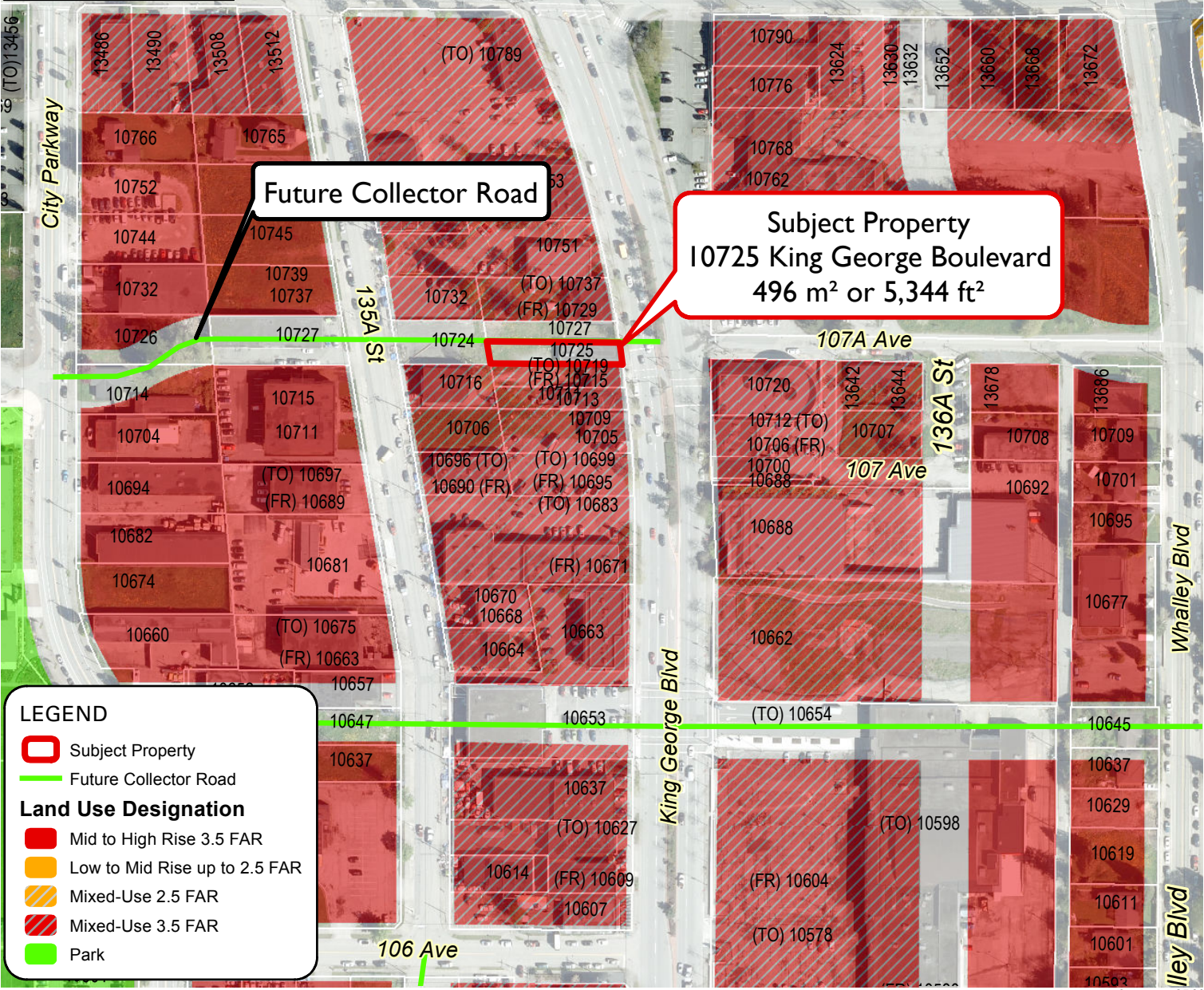
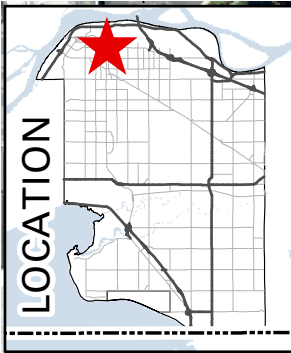


**SUBJECT PROPERTY**  
**10725 King George Boulevard**

**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

- Subject Property
- Future Collector Road
- Land Use Designation**
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Mixed-Use 2.5 FAR
- Mixed-Use 3.5 FAR
- Park

Produced by GIS Section: 18-Jan-2018, P123723

Date of Aerial Photograph: April 2017

Scale: 1:2,500

0 25 M

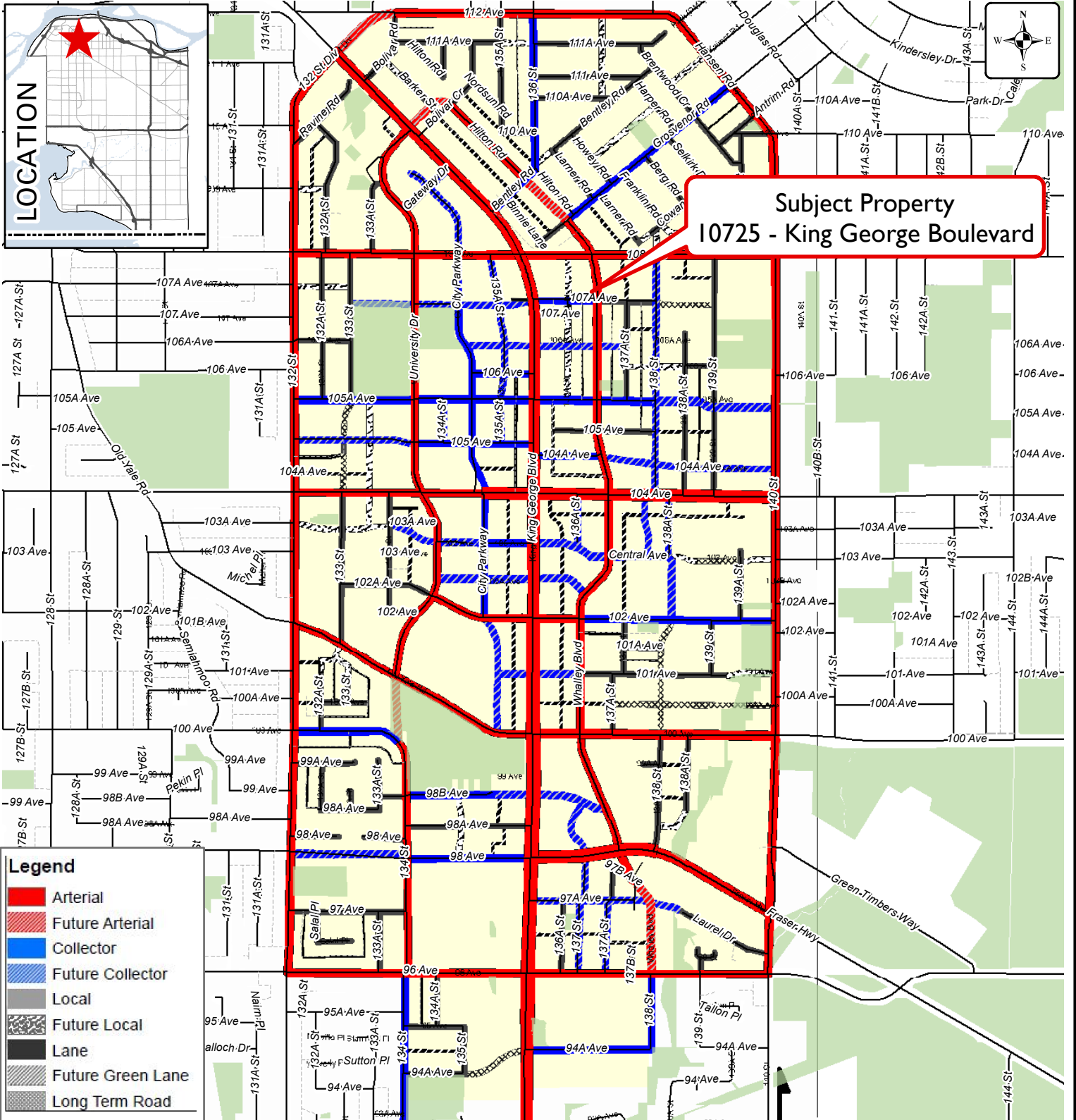


Extract of Surrey City Centre  
Land Use Plan – 2017

ENGINEERING  
DEPARTMENT

# SITE MAP

# APPENDIX "III"



Produced by GIS Section: 05-Jan-2018, P123723

Scale: 1:18,000 0 180 M



## Extract of Surrey City Centre Road Network

## 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\_10725\_KGB\_AP111.mxd