

NO: R242

COUNCIL DATE: December 3, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 29, 2018**

FROM: **General Manager, Engineering** FILE: **1716-3100, R17-0019**
General Manager, Parks, Recreation & Culture

SUBJECT: **Acquisition of Property at 10233 - 140 Street, for Road Realignment and Widening Purposes, and Park Purposes**

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council approve the purchase of the property located at 10233 – 140 Street (PID: 001-146-459) as described in this report, and as illustrated on the map attached as Appendix “I”, for the purpose of 140 Street road realignment and widening, and future park as identified in the Surrey City Centre Land Use Plan.

INTENT

The intent of this report is to seek Council’s approval to acquire 10233 – 140 Street, for the joint purposes of road realignment and widening, and park.

BACKGROUND

Property Description

The property at 10233 – 140 Street (the “Property”) is a rectangular shaped parcel located within the City Centre. The Property has a parcel size of 2,094 m² (22,545 ft.²) and is zoned RF (Single Family Residential). Approximately 1,596 m² (17,180 ft.²), or 76%, of the parcel is encumbered by BC Hydro and BC Gas Statutory Rights-of-Way. The Property is improved with a dwelling that was constructed in 1955.

Zoning, Plan Designations, and Land Uses

Attached to this report as Appendix “II” is an extract of the Surrey City Centre Land Use Plan that designates the majority of the Property as park, intended as a greenway connection. Additionally, an eastern portion of the Property will be dedicated for road purposes to facilitate the realignment and widening of 140 Street.

DISCUSSION

Reason for the Acquisition

The acquisition of the Property will accommodate the future road realignment and widening along the west side of 140 Street, as conceptually illustrated in the attached Appendix “II”. The entire Property is required for a combination of Parks and Engineering purposes. A corridor for the Quibble Creek Greenway is proposed to be sited within portions of the BC Hydro encumbered lands. In addition, the Biodiversity Conservation Strategy (“BCS”) identifies this site as a Green Infrastructure Network (“GIN”) corridor for wildlife habitat and connectivity, as shown on Appendix II”. The majority of the remaining unencumbered lands are required for the 140 Street widening, and have a limited buildable footprint under the existing zoning due to the setback requirements from the road, BC Hydro transmission lines, and BC Gas transmission main.

The 140 Street road widening project, between 100 Avenue and 105A Avenue, is identified in the City’s 2018 - 2027 Ten Year Servicing Plan as a short term priority (1 – 3 Years). The proposed 140 Street improvements are an important component in servicing the City Centre plan area. The proposed improvements will increase vehicle capacity from two to four lanes, improve pedestrian and cycling facilities, and provide overall aesthetic improvements along the 140 Street corridor.

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 an independent appraiser and reviewed by staff appraiser. The Agreement is subject to City Council approval on or before December 5, 2018. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding the Purchase

The Finance Department has confirmed that funds for this acquisition are available in the 140 Street Advance Arterial Acquisition Fund.

SUSTAINABILITY CONSIDERATIONS

The proposed acquisition supports the objectives of the City’s Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter themes 2.0 of Built Environments and Neighbourhoods, Infrastructure and Ecosystems. Specifically, the acquisition supports the following Strategic Direction (“SD”) and Desired Outcomes (“DO”):

- 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;
- 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 road widening of 140 Street and green space connectivity as envisioned in the Surrey City Centre Land Use Plan.

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

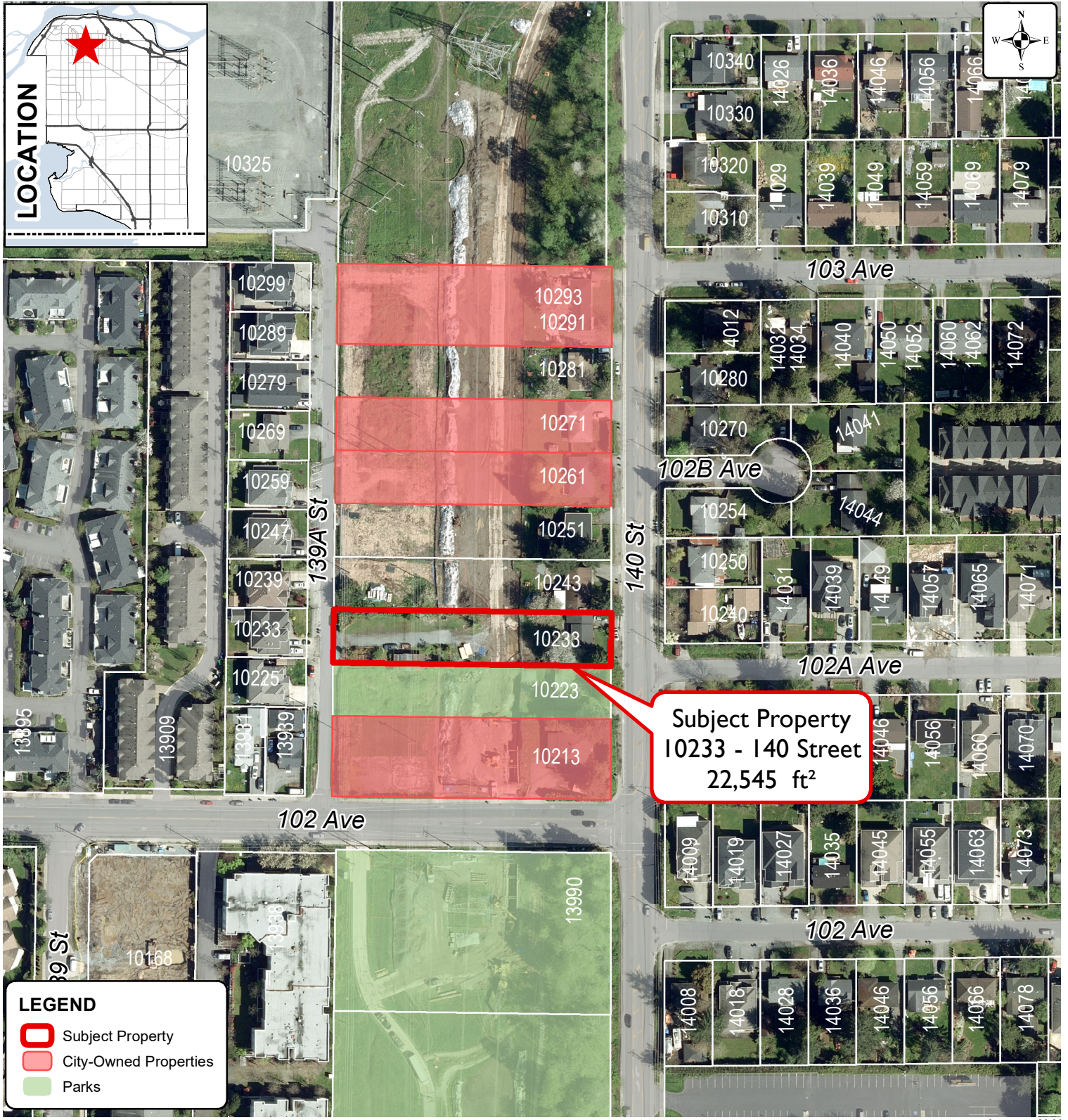
Laurie Cavan
General Manager,
Parks, Recreation & Culture

EF/amg/jma

Appendix "I": Aerial Photograph

Appendix "II": Extract of Surrey City Centre Land Use Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05-Nov-2018, P205934

Date of Aerial Photograph: March 2017

Scale: 1:2,000 0 20 M

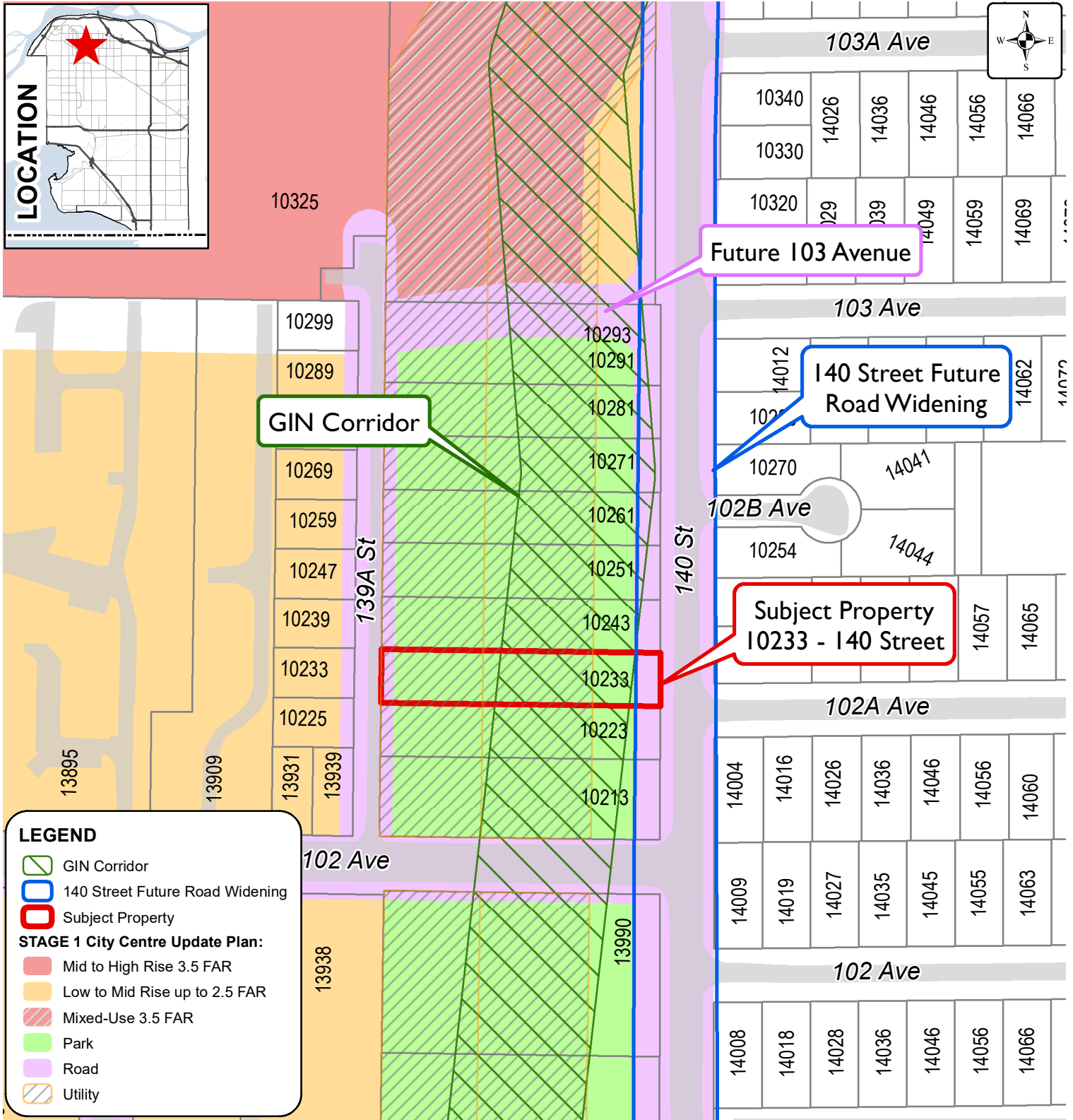


SUBJECT PROPERTY 10233 - 140 STREET

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.

SITE PLAN



LOCATION



LEGEND

- GIN Corridor
- 140 Street Future Road Widening
- Subject Property
- STAGE 1 City Centre Update Plan:**
- Mid to High Rise 3.5 FAR
- Low to Mid Rise up to 2.5 FAR
- Mixed-Use 3.5 FAR
- Park
- Road
- Utility

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Scale: 1:2,000 0 20 M



Extract of Surrey City Centre Land Use Plan

ENGINEERING DEPARTMENT