

NO: R063

COUNCIL DATE: May 15, 2023

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 10, 2023**

FROM: **General Manager, Engineering** FILE: **8740-40**
General Manager, Planning & Development XC: **R23-0005**

SUBJECT: **Partial Acquisition from the Property at 9014 – 152 Street for Station House Purposes in Support of the Surrey-Langley SkyTrain Project (“SLS Project”)**

RECOMMENDATION

The Engineering Department and the Planning & Development Department recommend that Council approve and authorize the following:

1. For the sum of \$1.00, the acquisition of a 652.6 m² portion of 9014 – 152 Street (PID: 009-693-327) (the “Site”) for road purposes, to house the future location of the Station House (the “Station House”) in support of the SLS Project;
2. Provide the owner of the Site (the “Owner”) with a Community Specific Capital Projects Contribution (“CSCPC”) credit in the amount of \$971,522.36 for a term of 40-years (the “Credit”); and
3. Provide the Owner with the ability and flexibility to allocate and apportion the Credit over the Site (including over any future parcels subdivided from the Site) at the Owner’s sole discretion.

INTENT

The intent of this report is for the City to obtain a 652.6 m² portion of land at the south-west corner of the Site to house the future Station House which is intended to be constructed within the next six-years as part of the SLS Project.

DISCUSSION

Purpose of the Acquisition

As part of the SLS Project, the Province will be constructing a SkyTrain station on the west side of 152 Street. The City is seeking the Province to build a Station House on the east side of 152 Street, as illustrated on in Appendix “I”, to provide a secondary entrance and pedestrian overpass across 152 Street. A concept of the proposed Station House is illustrated in Appendix “II”. This Station House will provide improved and safer pedestrian access, as well as ability for future transit oriented development east of 152 Street.

The Province has requested that the City secure the 652.6 m² land necessary to support the Station House. Procurement for the SLS Project has commenced, with award anticipated in fall of 2023; therefore, it is important that the land be secured in order for the Station House to be included in procurement.

Property Description and Zoning, Plan Designations, and Land Uses

The Site, as illustrated on the attached Appendix “I”, is a 9.79-acre parcel, zoned C-8 (Community Commercial Zone), comprising three buildings of various tenanted commercial stores.

The approved Stage 1 Fleetwood Plan designates the Site for a combination of “High Rise Mixed-Use 4.0 FAR”, “Mid-Rise Transition Mixed Use 3.25 FAR”, “Low Rise Mixed Use 2.2 FAR”, and “Parks & Open Space” and “Roadways”. The resulting base residential density is 3.7 FAR.

Upon acquiring a portion of land, the gross Site area will be reduced by 652.6 m². The Owner is willing to transfer the portion of land to the City in exchange for the Credit, as described in this report.

Community Specific Capital Projects Contribution

By granting the portion of land for \$1.00, the Owner wishes to mitigate additional CSCPCs in the amount of \$971,522.36 for a term of 40-years on the basis of the Site being reduced by 652.6 m² (which would not be triggered had the area of the Site not been reduced by 652.6 m²) and if the Owner seeks density above the base FAR of 3.7. The Owner wishes to maintain flexibility as to where the Credit can be apportioned over the Site, as it will redevelop in multiple phases.

At a future date should Council approve rezoning the Site, or portion of, which triggers a CSCPC, it is proposed that the entire Credit be available to the Owner based on the current prescribed CSCPC of \$402.35 m² calculated as $652.6 \text{ m}^2 \times \$402.35 \text{ m}^2 = \$262,573.61 \times 3.7 \text{ FAR} = \$971,522.36$.

The Owner will have the ability and flexibility to allocate and apportion the Credit in its sole discretion over any portion of the Site, since the redevelopment plans have not yet been determined. The 40-year term assigned to the Credit provides certainty as to an expiry date.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

Based on the above discussion, it is requested that Council approve and authorize the three (3) recommendations as described in this report to secure the land area necessary for the 152 Street and Fraser Highway Station House to support the SLS Project.

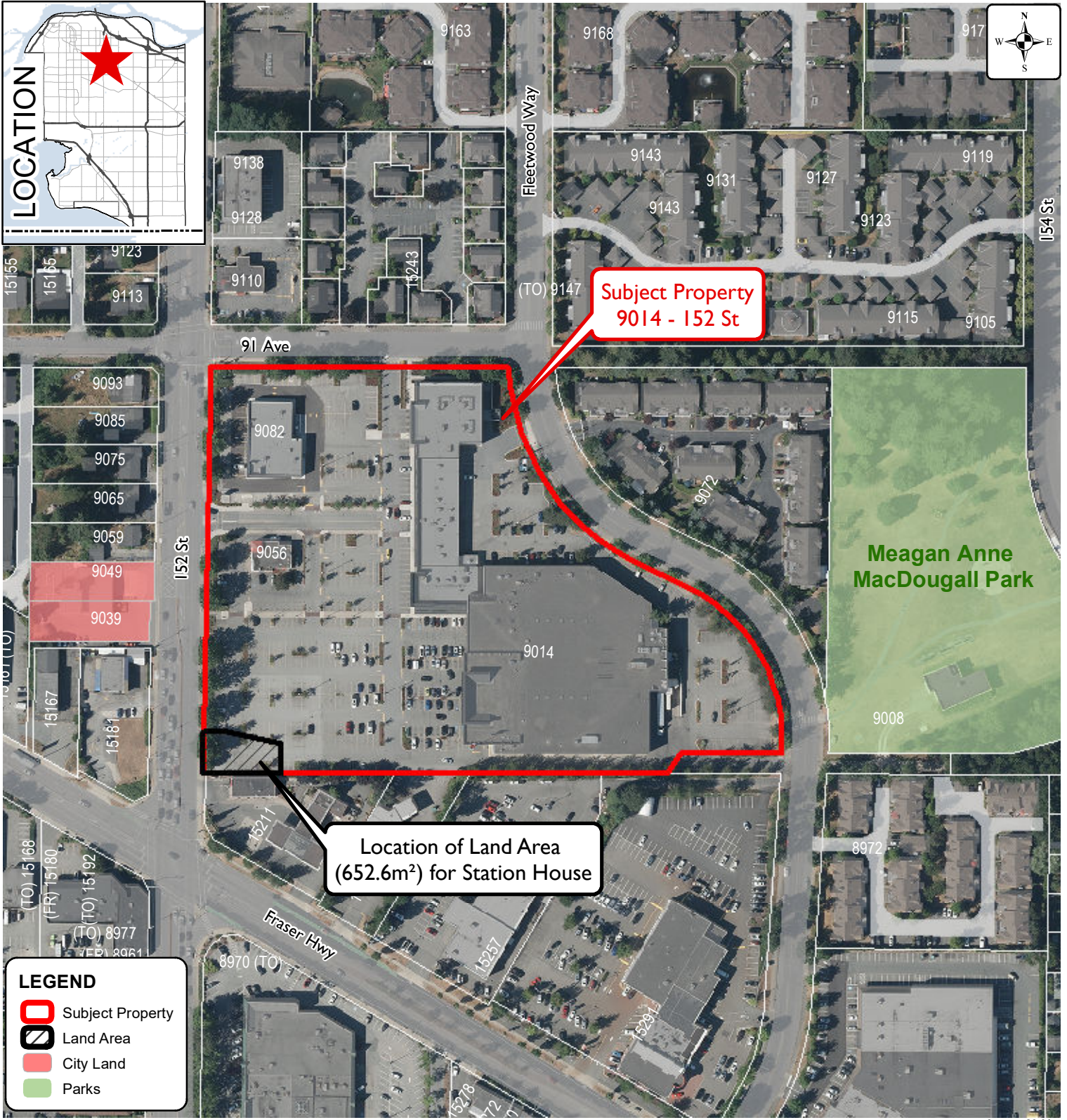
Scott Neuman, P. Eng.
General Manager, Engineering

Don Luymes
General Manager, Planning & Development

NNR/kd/bn

Appendix “I” - Aerial Photograph of Site
Appendix “II” - Station House Concept Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 30-Mar-2023

Date of Aerial Photograph: 2022

Scale: 1:2,500 0 20 M

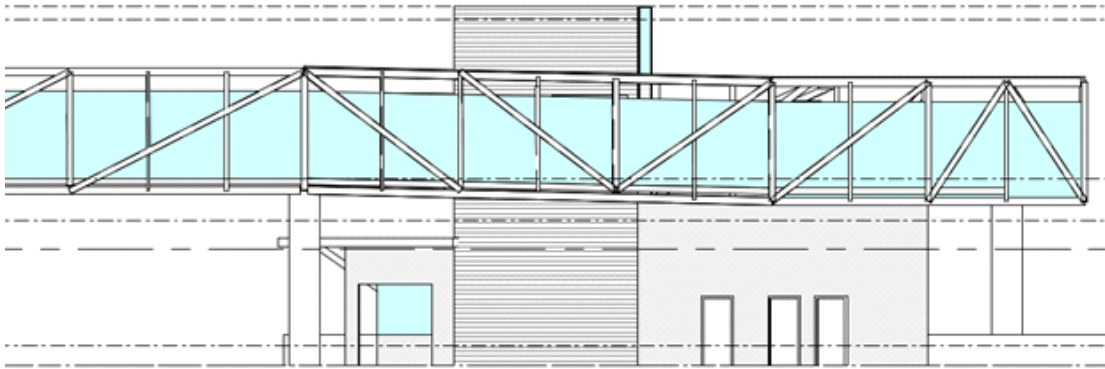


**Subject Property
9014 - 152 Street**

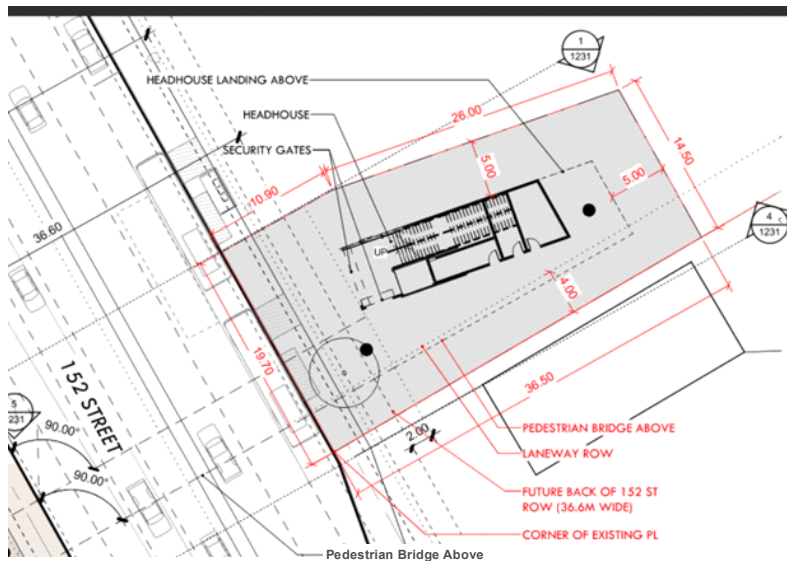
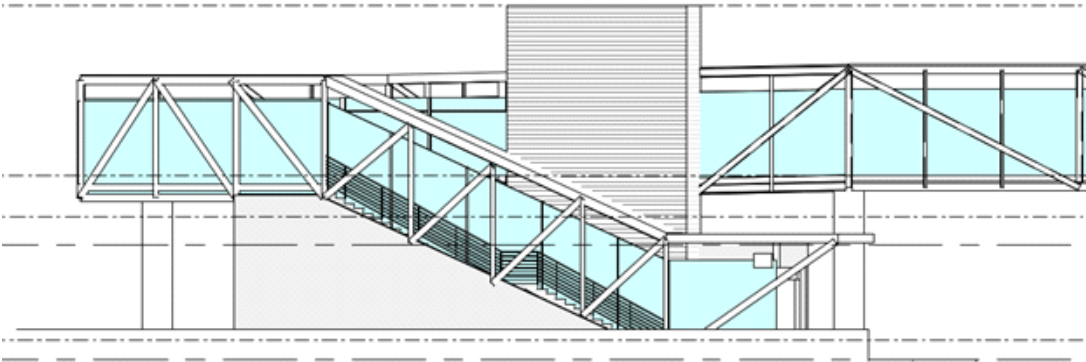
**ENGINEERING
DEPARTMENT**

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.

Looking North:



Looking South:



Produced by GIS Section: 30-Mar-2023



Station House Concept Plan

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