

NO: R062

COUNCIL DATE: April 15, 2019

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 11, 2019**

FROM: **General Manager, Engineering**

FILE: **R-15632, R18-0041**

SUBJECT: **Partial Acquisition at 2656 – 160 Street for Road Widening Purposes**

RECOMMENDATION

The Engineering Department recommends that Council approve the purchase of a 493 m² (5,307 ft.²) portion of 2656 – 160 Street (PID: 027-069-966), as described in this report and as illustrated on the map attached as Appendix “I”, for the purpose of supporting the 160 Street road widening project between 26 Avenue and 32 Avenue.

INTENT

The intent of this report is to seek Council’s approval to acquire a 493 m² (5,307 ft.²) portion of 2656 – 160 Street for the purposes of widening 160 Street, which is identified in the 2018 - 2027 10-Year Servicing Plan.

BACKGROUND

Property Description

The property at 2656 – 160 Street (the “Property”) is an irregular shaped parcel located in the Morgan Heights neighbourhood. The Property has a parcel size of 68,140 m² (16.84 acres) and is zoned PA-2 (Assembly Hall 2). In the Morgan Heights Neighbourhood Concept Plan, the Property is designated as school. The Property is improved with a private school that was originally constructed in 1998.

DISCUSSION

Reason for the Acquisition

The partial acquisition of the Property will accommodate future road widening along 160 Street. The widening of 160 Street is the last phase of an arterial ultimate widening program that provides multi-modal infrastructure from 26 Avenue to 32 Avenue, as identified in the attached Appendix “II”. The first sections of 160 Street were widened in 2005 as part of the first commercial developments in the Highway 99 Corridor Local Area Plan. Improvements were primarily located around the intersection of 24 Avenue and 160 Street. In 2013, the City installed a signal at 28 Avenue. Ultimately, 160 Street will provide multi-modal connectivity between Morgan Heights and North Grandview Heights, as well as the Highway 99 Corridor.

The 160 Street road widening project is identified in the City's 2018-2027 10-Year Servicing Plan, with construction anticipated to commence in 2019. The proposed 160 Street improvements are important components in servicing Morgan Heights, North Grandview Heights, and the Highway 99 Corridor neighbourhood due to the significant population growth and development. The proposed improvements will increase vehicle capacity from two to four lanes, improve pedestrian and cycling facilities, and provide overall aesthetic improvements along the 160 Street corridor.

Contract of Purchase and Sale

A Purchase and Sale Agreement (the "Agreement") has been negotiated with the owner of the Property. The Agreement is supported by an appraisal that was completed by an independent appraiser. The Agreement is subject to City Council approval on or before April 30, 2019. 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 partial acquisition are available in the Arterial Development Cost Charge Reserve Fund.

SUSTAINABILITY CONSIDERATIONS

The proposed partial 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 Environment and Neighbourhoods, and Infrastructure. Specifically, the partial acquisition supports the following Strategic Direction ("SD") and Desired Outcome ("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; 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

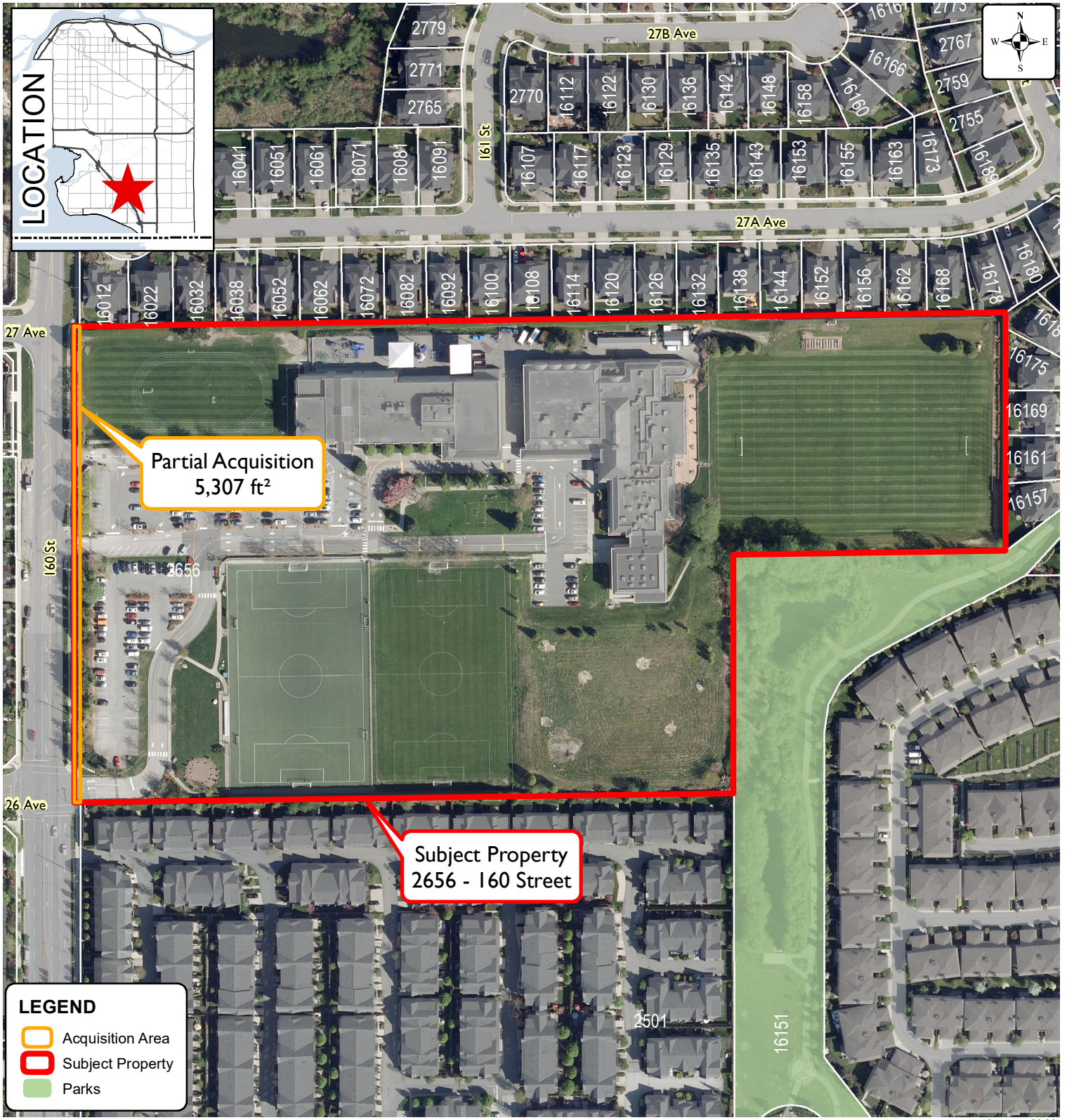
The terms of the Agreement are deemed reasonable. This acquisition will assist in providing necessary land for the road widening of 160 Street as identified in the 2018-2027 10-Year Servicing Plan.

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

EF/amg/cc

Appendix "I" - Aerial Photograph
Appendix "II" - 160 Street Project Map

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 22-Mar-2019, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,250 0 20 M



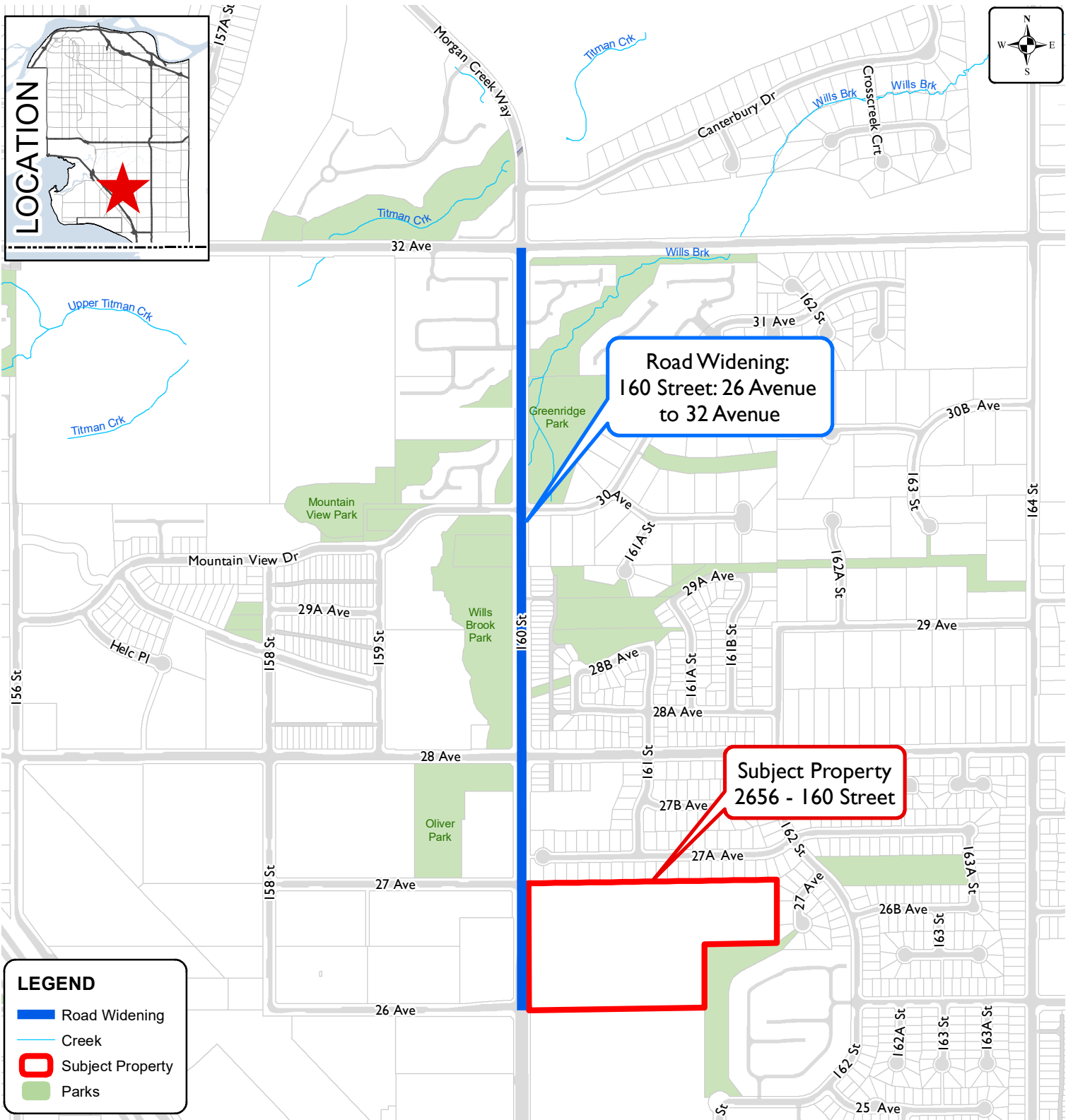
SUBJECT PROPERTY
2656 - 160 Street

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.

160 STREET PROJECT MAP

APPENDIX "II"



Produced by GIS Section: 10-Apr-2019, P205934

Scale: 1:8,500 0 80 M



Road Widening: 160 Street: 26 Avenue to 32 Avenue

ENGINEERING DEPARTMENT

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