

NO: **R187**

COUNCIL DATE: **October 7, 2019**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 16, 2019**

FROM: **Acting General Manager, Engineering**

FILE: **R-15913, R18-0053**

SUBJECT: **Acquisition of Property at 13270 Old Yale Road for Future Road Purposes**

RECOMMENDATION

The Engineering Department recommend that Council approve the purchase of the property at 13270 Old Yale Road (PID No. 004-857-062) for a future local road connection, as illustrated on the map attached as Appendix "I".

INTENT

The intent of this report is to seek Council's approval to purchase the parcel of land located at 13270 Old Yale Road (the "Property") for a future local road.

DISCUSSION

Property Description

The Property at 13270 Old Yale Road is an 842.2 m² (9,065 ft.²) irregular shaped parcel located in the Surrey City Centre. The Property is improved with a two-storey single-family house built in 1968.

Zoning, Plan Designations and Land Uses

The Property is zoned RF (Single-Family Residential) and is designated Multiple Residential in the Official Community Plan. The highest and best use of the Property, absent the intended future local road use, would be for development of a multi-family use with a FAR of 2.5 in the form of low to medium density townhouses and four to six-storey apartments.

Purpose of the Acquisition

The acquisition of the Property will secure the future 132A Street local road connection with 133 Street. This is part of the future local road network grid, as identified in the Surrey City Centre Road Network Concept attached as Appendix "II". Ultimately, the road will provide connectivity between residential and high pedestrian traffic commercial areas. At this time, the existing single-family house will be retained for rental purposes. The City anticipates completing the road in the future in conjunction with redevelopment of the adjacent properties.

Contract of Purchase and Sale

A Purchase and Sale Agreement (the “Agreement”) has been accepted by the owner of the Property. The Agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The Agreement is subject to City Council approval on or before October 23, 2019. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

FUNDING

The Finance Department has confirmed that funds for the acquisition are available from the City Center Development Cost Charge (DCC) Reserve.

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 of Built Environment and Neighbourhoods, and Public Safety. Specifically, the 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 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.

CONCLUSION

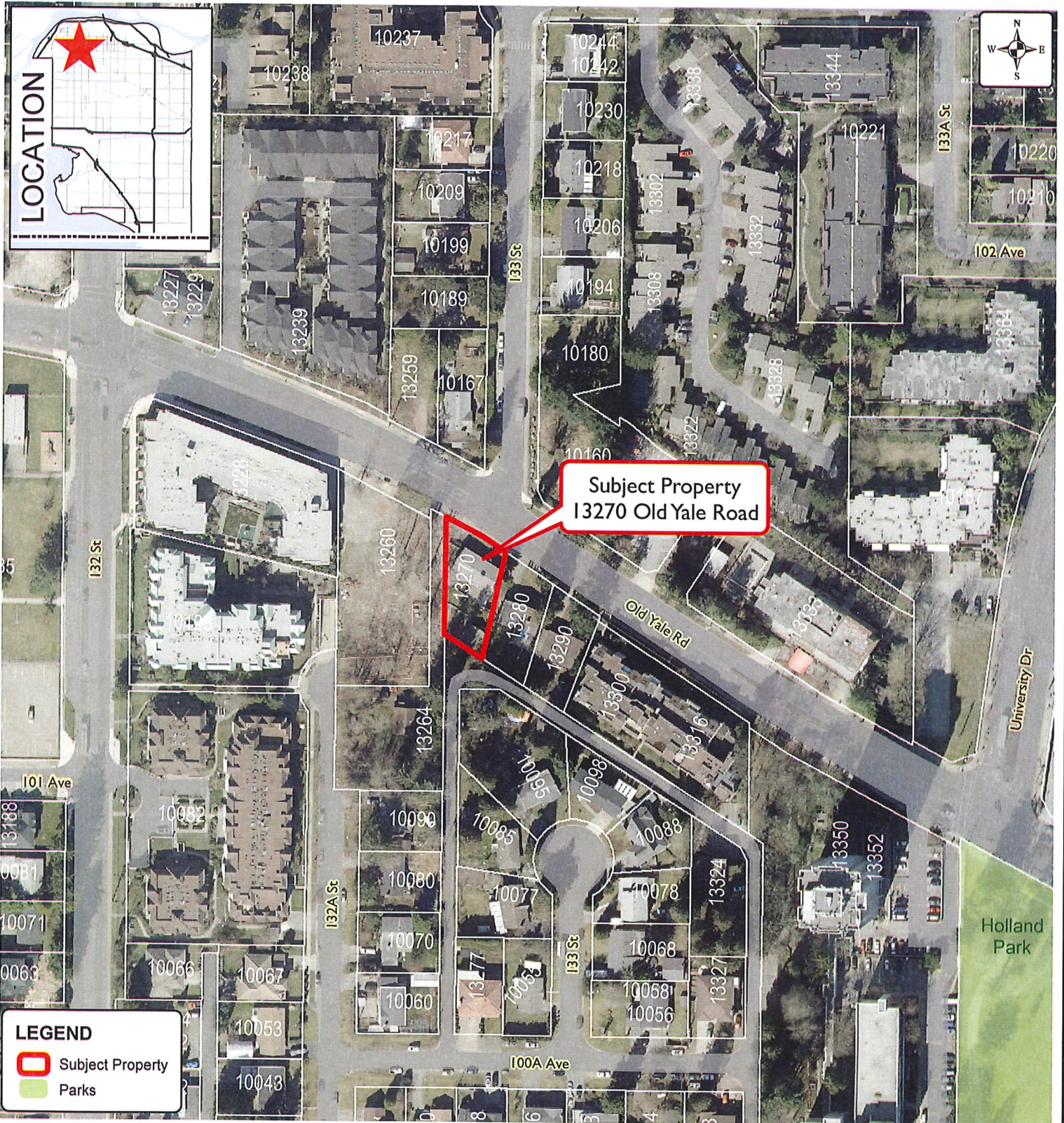
The terms of the Agreement are considered reasonable. The acquisition will secure the future 132A Street local road alignment, as envisioned in the Surrey City Centre Land Use Plan.

Scott Neuman, P.Eng.
Acting General Manager,
Engineering

KDW/amg/cc

Appendix “I” – Aerial Photograph of Property
Appendix “II” – Surrey City Centre Road Network Concept

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 05-Sep-2019, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,000

0 20 M



SUBJECT PROPERTY
13270 Old Yale Road

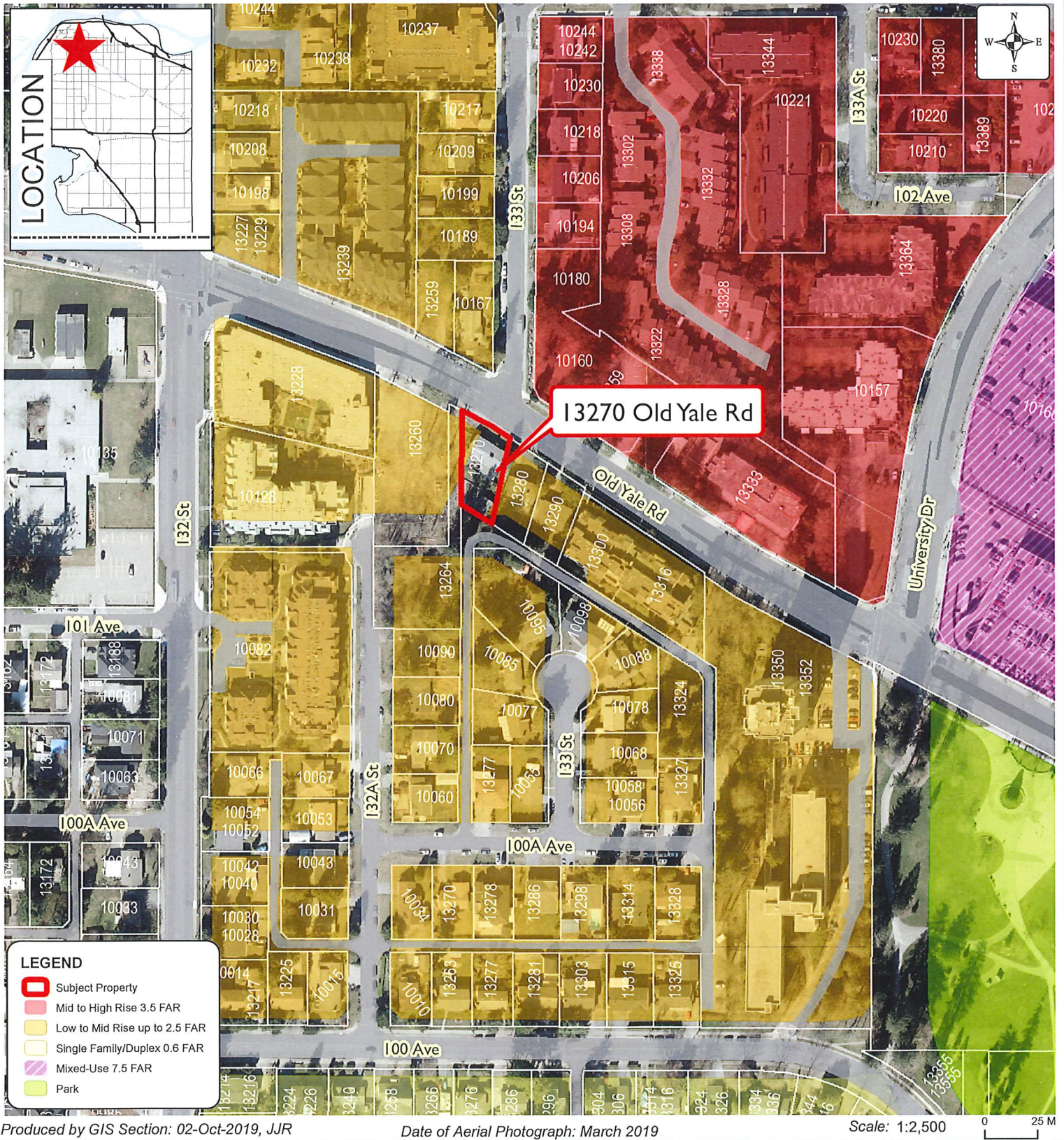
ENGINEERING
DEPARTMENT

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\GISMaps\CorporateReps\Transp\JJR_13270_OldYaleRd_AP.mxd

APPENDIX "II"

AERIAL PHOTOGRAPH OF SITE



Surrey Centre Road Network Concept 13270 Old Yale Road

ENGINEERING
DEPARTMENT

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