

NO: R152

COUNCIL DATE: October 19, 2020

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 13, 2020**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation & Culture**

FILE: **0870-40/096**

SUBJECT: **Acquisition of Properties for future Parkland, Road Realignment, and Civic Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the following 16 contiguous parcels for future parkland, road realignment, and civic purposes:

1. 6965 King George Boulevard (PID: 004-639-481);
2. 7005 King George Boulevard (PID: 006-468-845);
3. 13570 – 70A Avenue (PID: 010-092-161);
4. 13560 – 70A Avenue (PID: 010-092-196);
5. 13550 – 70A Avenue (PID: 010-092-218);
6. 13538 – 70A Avenue (PID: 010-092-226);
7. 13532 – 70A Avenue (PID: 010-092-251);
8. 13524 – 70A Avenue (PID: 002-179-733);
9. 13510 – 70A Avenue (PID: 002-176-041);
10. 13567 – 70A Avenue (PID: 001-833-375);
11. 13561 – 70A Avenue (PID: 001-678-671);
12. 13551 – 70A Avenue (PID: 010-092-269);
13. 13541 – 70A Avenue (PID: 009-487-441);
14. 13531 – 70A Avenue (PID: 010-092-307);
15. 13521 – 70A Avenue (PID: 010-467-521); and
16. 13511 – 70A Avenue (PID: 010-092-323)

collectively, the “Properties”, as illustrated on the attached as Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to purchase the Properties for future parkland, road realignment, and civic purposes.

DISCUSSION

Property Description

The Properties comprise 16 contiguous parcels with a total site area of 7.24 acres. 15 of the 16 contiguous parcels are vacant, while the largest parcel (4.20 acres) contains a currently vacant retail structure and a currently vacant warehouse structure. Both of these structures were formally occupied Rona Revy.

Zoning, Plan Designations and Land Uses

The Properties are zoned CHI (Highway Commercial), CG-2 (Fuel Station), CCR (Child Care), and RF (Single-Family Residential). The highest and best use of the Properties is holding for future mixed-use/multi-family development, in accordance with the Newton Town Centre Land Use Plan.

Purpose of the Acquisition

In accordance with the recently approved Newton Town Centre Land Use Plan, as illustrated in the attached Appendix "II", a neighbourhood park is planned at the northeast section of the Properties. 70A Avenue is also intended to be aligned within the Properties in order to align with King George Boulevard and 70 Avenue, which is an important future collector road for the Town Centre. Furthermore, the remainder of the Properties south of the proposed realigned 70A Avenue could provide for future civic facilities, such as a community centre. This aspect would be subject to future funding availability and a public consultation process.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the Properties. 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 November 12, 2020. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Properties supports the objectives of the City's Sustainability Charter 2.0. In particular, the acquisitions relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Health and Wellness. Specifically, these acquisitions support the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems;
- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods;
- Neighbourhoods and Urban Design DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Age-Friendly Community DO16: All children and youth have access to enriching programs, services, green space and opportunities for indoor and outdoor play that promote healthy development;

- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD1: Promote mixed use development in and around Town Centres and along transit corridors;
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees; and
- Transportation SD11: Ensure the delivery of safe and accessible infrastructure, programs and education to support walking, cycling and transit for all residents.

FUNDING

The Finance Department has confirmed that funding for these acquisitions is available from the Parks Land Acquisition Program, Roads and Transportation Utility, Sewer Utility and Corporate funding.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. These acquisitions will assist in providing future parkland and the road realignment of 70A Avenue west of King George Boulevard, as well as civic purposes within the Newton Town Centre.

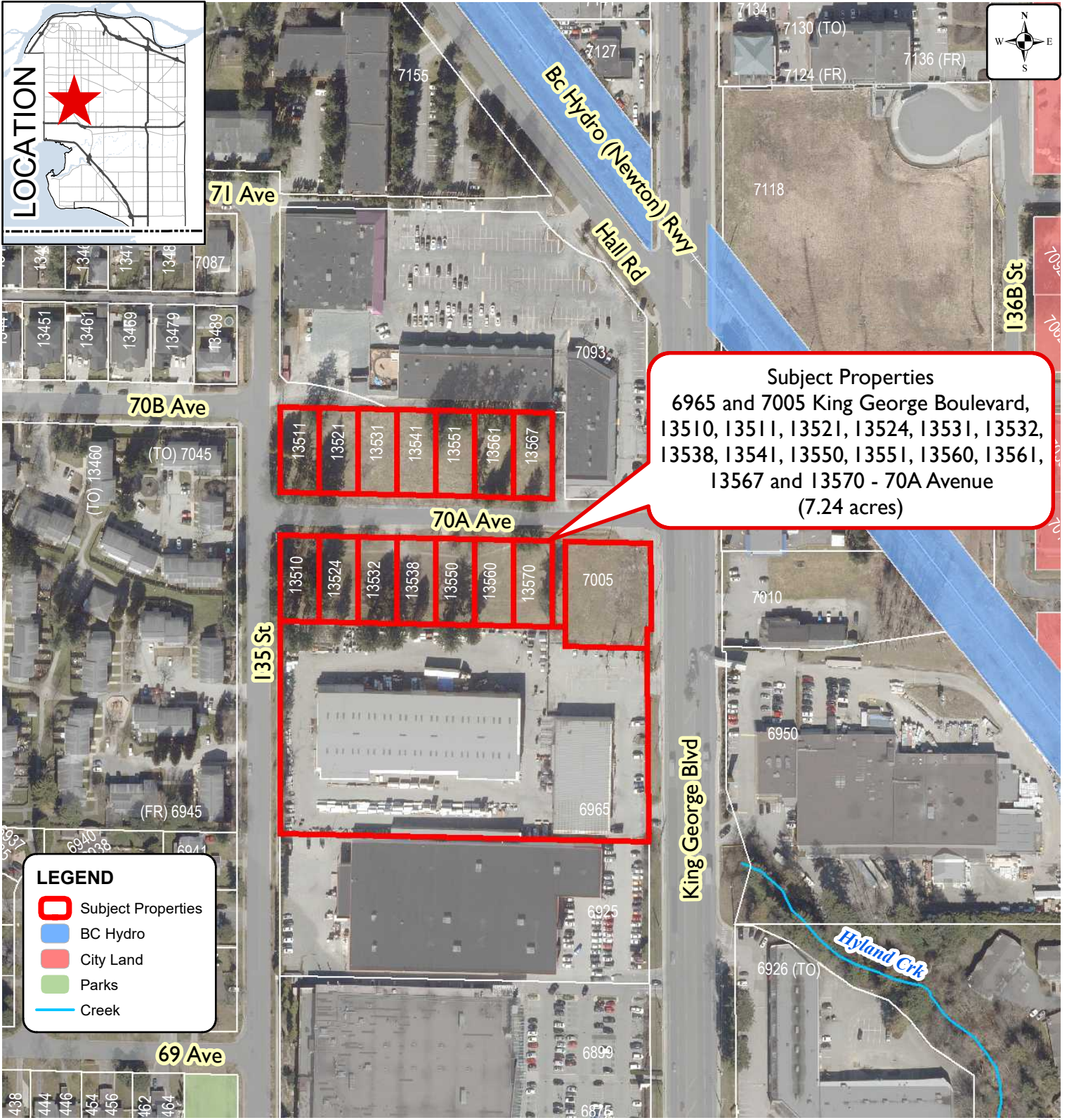
Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

NR/ap/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Newton Town Centre Land Use Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Subject Properties
 6965 and 7005 King George Boulevard,
 13510, 13511, 13521, 13524, 13531, 13532,
 13538, 13541, 13550, 13551, 13560, 13561,
 13567 and 13570 - 70A Avenue
 (7.24 acres)

LEGEND

- Subject Properties
- BC Hydro
- City Land
- Parks
- Creek

Produced by GIS Section: 06-Oct-2020, JJR

Date of Aerial Photograph: March 2019

Scale: 1:2,500 0 25 M



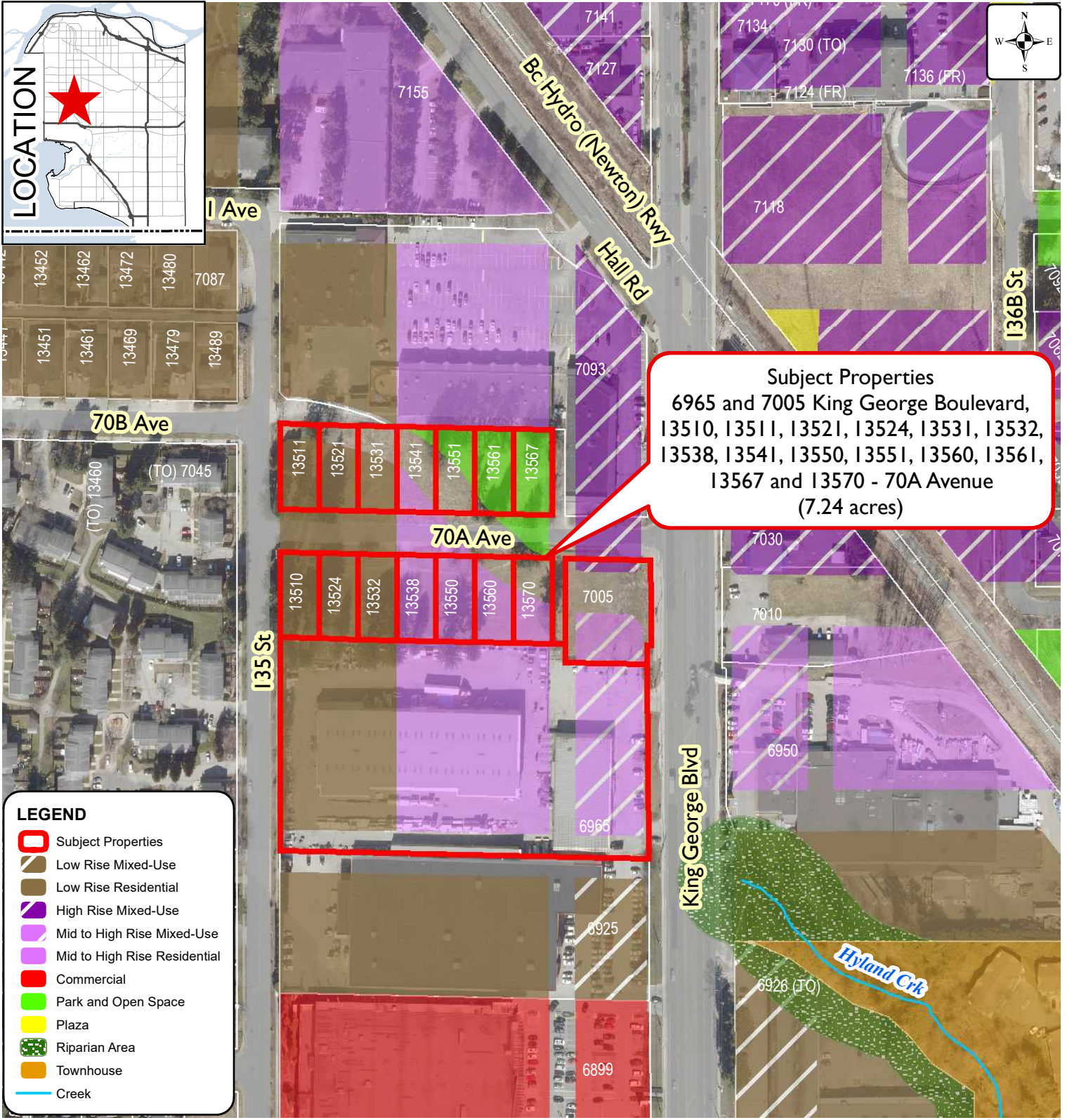
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**ENGINEERING
 DEPARTMENT**

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_Eng_rty_70A_Ave-SubjectProps_API.mxd

Newton Town Centre Land Use Plan



LEGEND

- Subject Properties
- Low Rise Mixed-Use
- Low Rise Residential
- High Rise Mixed-Use
- Mid to High Rise Mixed-Use
- Mid to High Rise Residential
- Commercial
- Park and Open Space
- Plaza
- Riparian Area
- Townhouse
- Creek

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