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Corporate Report

NO: R300

COUNCIL DATE: December 13,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: December 7, 2004

FROM: General Manager, Engineering FILE: 5400-60, R-04-088

SUBJECT: Land Acquisition for Road Construction

RECOMMENDATION

That Council authorize the acquisition of PID No. 008-605-921 (10445 - 139 Street) to facilitate the construction of 104A Avenue between 138A Street and 139 Street, north of 104 Avenue.

DISCUSSION

1. Property Location: 10445 - 139 Street

This site has a total area of 8,207 ft.² and is improved with a 1,102 ft.² basement home in above average condition. The subject property is located on the west side of 139 Street, north of 104 Avenue.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned Single Family Residential (RF) and designated commercial in the OCP. However, the Highest and Best Use of the property is the existing use due to the size and location.

3. Purpose of the Acquisition

The acquisition of the subject property will allow for the construction of 104A Avenue to provide a necessary east/west linkage road between 138A Street & 139 Street, north of 104 Avenue. This will facilitate the consolidation of left turn lanes in this section of 104 Avenue with associated safety improvements.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by December 23, 2004. Completion is to take place upon registration on January 31, 2005.

CONCLUSION

The acquisition of the subject property and subsequent construction of 104A Avenue are required to provide for the consolidation of left turn lanes to provide safer access to commercial development along 104 Avenue and improved and safer access from 104 Avenue for residents along 138A Street.

Paul Ham, P. Eng. General Manager, Engineering

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Appendices

- I. Site Plan
- II. Aerial Photograph of Site