

Corporate Report

NO: R150

COUNCIL DATE: July 24, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: July 11, 2006

FROM: General Manager, Engineering FILE: 1722-1002

R-95-075

SUBJECT: Land Acquisition for Future Extension of

128 Street South of King George Highway

(11066 - 128 Street)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID No. 008-042-381 (11066 - 128 Street) for the future extension of 128 Street, south of King George Highway.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 7,260$ ft.² and is improved with an older dwelling in fair condition. The subject property is located on the east side of 128 Street, south of 111 Avenue and King George Highway.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned RF (Single Family Residential Zone). The Highest and Best Use of the property is the existing residential use in keeping with the RF zoning.

3. Purpose of Acquisition

This land is identified in the Arterial, Major Collector and Grid Roads Plan (R91) as part of the 128 Street realignment project between 108 Avenue and the King George Highway, which is a future arterial connection. The City has been acquiring properties within this future connection on a reactive basis since 1988. As a result of the Gateway Program and the proposed construction of the South Fraser Perimeter Road in the Bridgeview area, the project is now expected to occur within five to seven years.

4. **Contract of Purchase and Sale**

Based on the results of an internal appraisal report, staff have negotiated a settlement with the owner subject to Council approval by July 25, 2006. Completion is to take place upon registration on or before September 29, 2006.

5. Conclusion

This acquisition is required as part of the 128 Street realignment project as per the Arterial, Major Collector and Grid Roads Plan (R91).

The terms of this agreement are considered reasonable. Upon acquisition of the subject property, there will be six properties (only one of which is improved) required to complete the 128 Street realignment project between 108 Avenue and the King George Highway.

The Finance Department has confirmed that the funds for this acquisition are available in the Arterial Property Acquisition Fund.

> Paul Ham, P.Eng. General Manager, Engineering

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Appendices

I. Aerial Photograph of Site and Project Property Requirements Map