



Corporate Report

NO: R180

COUNCIL DATE: September 11, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: August 1, 2006

FROM: General Manager, Engineering FILE: 1722-1002,
R-94-72/73

SUBJECT: Land Acquisitions for Future Extension of 128 Street,
South of King George Highway
(11014 & 11024 - 128 Street)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisitions of PID No. 011-220-074 (11014 - 128 Street) and PID No. 011-220-066 (11024 - 128 Street) for the future extension of 128 Street, south of King George Highway.

DISCUSSION

1. Property Locations

The subject properties each have an area of $\pm 16,305$ ft.² ($\pm 32,610$ ft.² total) and are both vacant. The subject properties are 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 properties are both zoned RF (Single Family Residential Zone). The OCP designation of 11014 - 128 Street is Urban, while the OCP designation of 11024 - 128 Street is Industrial. The South Westminster Land Use Plan designates the subject properties as green space, although the subject properties are significantly bisected by the 128 Street realignment project. The Highest & Best "privatized" Use of the subject properties is considered to be residential in keeping with the RF zoning.

3. Purpose of Acquisition

The lands are identified in the Arterial, Major Collector and Grid Roads Plan (R91) as part of the 128 Street realignment project between 108 Avenue and 112 Avenue, 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 expected to occur within three to five years.

4. Contract of Purchase and Sale

Based on the results of an internal appraisal report, staff have negotiated settlements with the common owner of the two adjacent properties, subject to Council approval by September 26, 2006. Completion is to take place upon registration on or before October 12, 2006.

5. Conclusion

The acquisitions are 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 remain four properties identified to complete the 128 Street realignment project between 108 Avenue and 112 Avenue.

The Finance Department has confirmed that the funds for this acquisition have been identified in the Arterial Property Acquisition Fund.

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PH/NR/mpr/brb

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Appendices

I. Aerial Photograph of Site and Project Property Requirements Map