



# Corporate Report

NO: R062

COUNCIL DATE: APRIL 16, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: April 5, 2007

FROM: General Manager, Engineering FILE: 1799-9600  
R-07-0038

SUBJECT: Land Acquisition for future 105A Avenue Major Collector Road  
(10553 - 138A Street)

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID No. 007-329-105 (10553 - 138A Street) for the future 105A Avenue Major Collector Road between King George Highway and 140 Street.

## DISCUSSION

### 1. Property Location

The subject property has a total area of  $\pm 7,774$  ft.<sup>2</sup>, is improved with an older dwelling in fair condition, and is located on the west side of 138A Street, between 104 Avenue and 108 Avenue.

### 2. Zoning, Plan Designations and Land Uses

The subject property is zoned RF (Single Family Residential Zone) and designated Multiple Residential in the OCP. The Highest and Best Use, if it were not designated for future collector road, would be redevelopment to a Multiple Residential use consistent with the subject's OCP designation.

### 3. Purpose of Acquisition

This land is identified as future Major Collector Road on the R91 Major Road Network Plan between King George Highway and 140 Street, which are both arterial roads. The project, which is expected to occur within 5 to 10 years, is dependent on growth and redevelopment in the area and the adjacent Surrey City Centre.

#### **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 April 16, 2007. Completion is to take place upon registration on or before April 27, 2007.

#### **5. Conclusion**

This acquisition is required as part of 105A Avenue and designated as future Major Collector Road on the R91 Major Road Network Plan.

The terms of this agreement are considered reasonable, and the Finance Department has confirmed that the funds for this acquisition are available in the Non-Arterial Property Acquisition Fund.

Paul Ham, P.Eng.  
General Manager, Engineering

LH/mpr

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#### Appendices

##### I. Aerial Photograph of Site and Project Property Requirements Map