

Corporate Report

NO: R107

COUNCIL DATE: May 28, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: May 22, 2007

FROM: General Manager, Engineering FILE: 0870-40/35

SUBJECT: Land Acquisition for City Purposes

10279 - 164 Street, 16329 - 102 Avenue

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID 012-289-639 (10279 - 164 Street) and PID 012-289-728 (16329 - 102 Avenue) for future City purposes.

DISCUSSION

1. Property Location: 10279 164 Street and 16329 102 Avenue

These properties are located in the Guildford area with 10279 - 164 Street having an area of $\pm 216,508$ ft.² (± 4.97 acres) and 16329 - 102 Avenue having an area of $\pm 108,123$ ft.² (± 2.482 acres).

2. Zoning, Plan Designations and Land Uses

Both lots are zoned A-1 (General Agricultural) and are designated as Conservation under the Official Community Plan. The Highest and Best Use for these properties would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject sites under amendments to the OCP designation and current zoning.

3. Purpose of the Acquisition

The purpose of the acquisition is to protect these lands for the potential Highway No. 1, 160 Street, and 104 Avenue interchange plus other potential complementary uses. Given the location, it is also possible that these lands could be used for some other form of civic initiated project.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by May 29, 2007. The mutually acceptable purchase price is at the current fair market value, as determined by an independent professional appraiser. Completion is to take place upon registration of the transfer documentation in the Land Title Office.

CONCLUSION

The terms of this agreement are considered reasonable. Approval of this acquisition will protect the subject property for the future Highway No. 1, 160 Street, and 104 Avenue interchange.

The Finance Department has confirmed that funds for this acquisition have been identified in the Municipal Land Reserve.

Paul Ham, P.Eng. General Manager, Engineering

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c.c. - General Manager, Finance

Appendices

I Aerial Photograph of Site