



Corporate Report

NO: R108

COUNCIL DATE: MAY 28, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: May 23, 2007

FROM: General Manager, Engineering FILE: 1705-311, R-07-0007

SUBJECT: **Partial Land Acquisition for King George Highway
Upgrading Project between 24 Avenue & 152 Street
(15128 - 27B Avenue)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 2,810$ ft.² from PID No. 023-265-281 (15128 - 27B Avenue) for the widening of 152 Street immediately south of King George Highway.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 348,686$ ft.² (± 8.006 acres) and is improved with an existing church (Peace Portal Alliance Church). An addition is under construction. The remainder of the site is fully landscaped and developed with parking. The subject site is located at the southwest corner of 152 Street and King George Highway.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned PA-2 (Assembly Hall 2 Zone) and the Highest and Best Use of the property is the present use. An alternative land use would most likely be in the form of medium density townhousing.

3. Purpose of Acquisition

This particular acquisition will provide for the future widening of 152 Street south of King George Highway, which will also serve to accommodate a stop for a double-articulating bus.

4. Contract of Purchase and Sale

An independent accredited appraisal firm prepared a market value appraisal. Based on the appraisal, staff have negotiated a settlement with the owner subject to Council approval by May 29, 2007. Completion is to take place upon registration, which is scheduled for August 31, 2007.

5. Conclusion

The terms of this agreement are considered reasonable. This acquisition will facilitate the ultimate road widening for 152 Street, immediately south of King George Highway at this location, and provide the area requirements to accommodate a double-articulating bus stop at this location. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from Construction Package No. R06/06.

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General Manager, Engineering

PH/NR/mpr/brb

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Appendices

I. Aerial Photograph of Site