



Corporate Report

NO: R128

COUNCIL DATE: June 11, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: May 28, 2007
FROM: General Manager, Engineering FILE: 5350-001, R-00-01
SUBJECT: Land Acquisition for East Whalley Ring Road
at Bolivar Crescent and King George Highway
(13409 King George Highway)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID No. 010-129-707 (13409 King George Highway) to complete the East Whalley Ring Road linkage to King George Highway.

DISCUSSION

1. Property Location

The subject property has a total area of ±14,040 ft.² and is improved with an existing one-storey service station building, converted into a used car sales and auto repair shop. The subject property is located at the northeast corner of King George Highway and Bolivar Crescent, within the Surrey City Centre.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned CG-2 (Combined Service Gasoline Station Zone) and the Highest and Best Use of the property is assumed to be a short-term holding or continuation of the existing auto-service and sales use until the site is redeveloped into a similar highway commercial use.

3. Purpose of Acquisition

This particular acquisition is the last purchase necessary to complete the East Whalley Ring Road ("EWRR") linkage to interim standards, between King George at 110 Avenue to the north, and Fraser Highway at 98 Avenue to the south (Appendix II). This

acquisition will also facilitate the EWRR to be connected across the King George Highway to the recently completed section of the West Whalley Ring Road (“WWRR”).

4. Contract of Purchase and Sale

Based on a market value appraisal, staff have negotiated a settlement with the owner subject to Council approval by June 12, 2007. Completion is to take place upon registration, which is scheduled for June 29, 2007.

5. Conclusion

The terms of this agreement are considered reasonable. This acquisition will facilitate an approximate 21 block stretch of the EWRR and WWRR to interim standards between King George Highway and Fraser Highway. As well, this property purchase will ensure that the north section of the EWRR connects with the north section of the WWRR at the recently completed traffic signal at King George Highway. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from the Arterial Property Acquisition Fund.

Paul Ham, P.Eng.
General Manager, Engineering

NR/mpr

j:\property\admin\corprpts\2007\05231601-nr.doc
M 6/11/07 11:00 AM

Appendices

- I. Aerial Photograph of Site
- II. East Whalley Ring Road and West Whalley Ring Road Connector Map