

Corporate Report

NO: R160

COUNCIL DATE: JULY 9, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 29, 2007

FROM: General Manager, Engineering FILE: 1799-9600

R-07-0062

SUBJECT: Land Acquisition for future 109 Avenue

(10906 - 132 Street)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of PID No. 011-080-825 (10906 - 132 Street) for the future 109 Avenue "connector" road between 132 Street and 132A Street.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 8,250$ ft.², is improved with an older dwelling in fair condition, and is located on the east side of 132 Street, between 108 Avenue and 109 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 holding for redevelopment to a Multiple Residential use.

3. Purpose of Acquisition

This location is identified for a future "Through Local Road" along 109 Avenue between 132 Street and 132A Street. The project, which is expected to occur within 5 to 10 years, is dependent on growth and redevelopment in the immediate area and the adjacent Surrey City Centre.

4. Contract of Purchase and Sale

Based on the results of an independent appraisal report, staff have negotiated a market value settlement with the owners subject to Council approval by July 25, 2007. Completion is to take place upon registration on or before August 15, 2007.

5. Conclusion

This acquisition is required as part of the future 109 Avenue connector road. 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

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Appendices

- I. Aerial Photograph of Site and Project Property Requirements Map
- II. Concept Plan 011