



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: July 11, 2007
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VanRIMS No.: 02-3000-10
Meeting Date: July 26, 2007

TO: Vancouver City Council

FROM: The Director of Real Estate Services, in consultation with the Director of Legal Services and the General Manager of Engineering Services

SUBJECT: Expropriation of 6618 Knight Street for the construction of a left turn bay on Knight Street at 49th Avenue - Approval of Advance Payment

RECOMMENDATION

- A. THAT, given that Vancouver City Council, as approving authority under the *Expropriation Act*, R.S.B.C. 1996, C.125 (the "Act"), has approved the expropriation of that portion of the lands at 6618 Knight Street, legally described as:

Parcel Identifier: 014-463-954, Lot 16, except the West 7 Feet now Road, Block 9, West 1/2 of District Lot 738, Plan 1681

shown heavily outlined on the plan consisting of approximately 17.6 square metres prepared by Eric I. Kaardal, B.C.L.S. on July 6, 2007, as marginally annotated LB904, a reduced copy of which is attached as Appendix A to this report (the "Site").

Council authorize the Director of Real Estate Services, on behalf of the City as the expropriating authority, to pay Twenty-Nine Thousand Seven Hundred Dollars (\$29,700) to the registered owners of the Site as the advance payment made under the Act.

- B. THAT the source of funding for such payment will be the 2003 Street Basic Capital Budget for Knight and 49th Avenue Left Turn Bay. This funding was approved by Council on April 17, 2007.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of A and B.

COUNCIL POLICY

Section 532 of the *Vancouver Charter* provides that if, in the exercise of any of its powers of acquiring real property, the City fails to come to an agreement with its owner as to the terms of acquisition, the City may, by by-law or resolution of the Council, expropriate such real property.

PURPOSE

The purpose of this report is to request that Council authorize the Director of Real Estate Services on behalf of the City, as expropriating authority under the Act, to pay Twenty-Nine Thousand Seven Hundred Dollars (\$29,700) to the registered owners of the Site as the advance payment made under the Act for the expropriation of the Site.

BACKGROUND

On April 17, 2007, Council authorized the City, as expropriating authority, to commence expropriation proceedings to acquire the Site for construction of a left turn bay on Knight Street at 49th Avenue.

To date, the City has been unsuccessful in its attempts to negotiate an outright purchase of the Site or to enter into a Section 3(1) Agreement allowing for the immediate transfer with later settlement of compensation for such interest in the Site.

An expropriating authority that intends to expropriate land must serve an Expropriation Notice on all owners (as defined under the Act, which in this case are the registered owners of the Site and the chargeholder holding a mortgage charging the Site), as well as the approving authority.

The required Expropriation Notice has now been filed in the Land Title Office and served on all necessary parties and the required sign setting out a copy of the Expropriation Notice has been posted at the Site.

DISCUSSION

If an owner's land is being expropriated for the construction, extension or alteration of a linear development, the owner may not request an inquiry under the Act. In this case, the purpose for which the Site is required is to alter a linear development, namely, the widening of Knight Street to construct a left turn bay on Knight Street at 49th Avenue. Accordingly, in the opinion of the Director of Legal Services, no affected party may successfully request an inquiry.

Procedure

The Act provides as follows:

where an owner is not entitled to request an inquiry, the Approving Authority MUST approve the expropriation and notify the Expropriating Authority and each owner of the approval in writing

within 30 days after Council as Approving Authority has approved the expropriation, the City as the Expropriating Authority, must pay the owners the amount the City estimates is or will be payable to the owners as compensation, and must serve on the owners a copy of all appraisal and other reports on which the payment is based

within 30 days after it has paid the money and served copies of the appraisal, the Expropriating Authority must file in the Land Title Office a vesting notice, a copy of which must be served on the owners

payment to the owner by the Expropriating Authority is without prejudice to the owner's right to have the amount determined in the manner provided for in the Act, but the owner must apply to the court to determine compensation within one year after the payment is made.

Payment to Owners

Since Council considered this matter on April 17, 2007, the Director of Real Estate has obtained an updated appraisal of the Site as at July 5, 2007 which estimates the market value of the Site is in the order of \$25,000 to the registered owners as an advance payment. In addition, the City will pay \$4,700 for fencing or cedar hedges for an aggregate payment of \$29,700.

The appraiser is of the opinion that there is no injurious affection to the remainder of the property, as this partial taking is such a small percentage of the property and the property would probably sell for the same amount after this partial taking as it would have sold before the taking. As the appraiser is of the opinion that there is no loss in value to the interest of the mortgagee and the security of the mortgage is not diminished, no compensation will be paid to the mortgagee.

FINANCIAL IMPLICATIONS

The Director of Real Estate Services is of the opinion that the compensation offered is reasonable and is within the parameters set by the *Expropriation Act*, and the source of funding of (\$29,700) will be the 2003 Street Basic Capital Budget for Knight and 49th Avenue Left Turn Bay. This funding was approved by Council on April 17, 2007.

CONCLUSION

If the Vancouver City Council, as the approving authority, has approved the expropriation of the Site, the Director of Real Estate Services recommends that the City pay Twenty-nine Thousand Seven Hundred Dollars (\$29,700) to the registered owners of the Site as the advance payment made under the Act for the expropriation of the Site.

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