



IN CAMERA

ADMINISTRATIVE REPORT

Report Date: September 2, 2010
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Meeting Date: September 21, 2010

TO: Vancouver City Council

FROM: Director of Real Estate Services in consultation with the General Manager of Engineering Services

SUBJECT: Property Acquisition for Left Turn Bays on Knight Street at 33rd Avenue - 4894 Knight Street

IN CAMERA RATIONALE

This report is recommended for consideration by Council in the In Camera agenda as it relates to Section 165.2(1) of the *Vancouver Charter*: (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city.

RECOMMENDATION

THAT Council authorize the Director of Real Estate Services to proceed with the acquisition of 174.6 square metres (1,879 sq ft) of land for road purposes from 4894 Knight Street, legally described as: 013-636-120 Lot 11, Except The South 7 Feet and West 7 Feet Now Highways, Block 7 District Lot 705 Plan 2571 at a total cost of \$830,950, plus applicable taxes. Funding for the acquisition is available from the 2009 Streets Basic Capital Budget for Arterial Improvements, Knight & 33rd Left Turn Bay.

GENERAL MANAGER'S COMMENTS

The General Managers of Business Planning and Services and Engineering Services recommends approval of the foregoing.

COUNCIL POLICY

Council approval is required to acquire or dispose of civic properties.

On May 27, 1997 Council approved the Vancouver Transportation Plan which recommended that staff develop improvements for goods movements and safety along Knight Street.

On January 15, 2002 Council approved the Victoria Fraserview/Killarney Community Vision which provided a direction to improve conditions and safety on Knight Street for residents, pedestrians and transit users.

On April 20, 2003 Council approved the Clark-Knight Corridor Whole Route Analysis project to develop a corridor plan that would recommend improvements for pedestrians, transit users, residents and goods movements.

On March 29, 2005 Council approved the Clark-Knight Corridor Plan which outlined various measures to improve liveability and transportation along the corridor, including a left turn bay on Knight Street at 33rd Avenue.

PURPOSE

The purpose of this report is to seek Council approval to acquire a 174.6 square metre portion (1,879 sq ft) from 4894 Knight Street for the installation of Left Turn Bays on Knight Street at 33rd Avenue (Appendix A).

DISCUSSION

The subject property is zoned C-1, a commercial zoning. The intent of this zoning is to provide for small scale convenience commercial establishments, catering typically to the needs of a local neighbourhood.

The site is improved with a 7-Eleven convenience store and gas bar. The widening of Knight Street at this location necessitates the acquisition of a 5.2 metre wide rectangular strip that runs the length of the property's western border and the removal of the gasoline dispensing island and underground tank farm located on the widening strip.

Based on an independent appraisal report it was estimated that the loss in value to the subject property resulting from the proposed taking is \$691,000 which 7-Eleven is prepared to accept. In addition the City will pay compensation to 7-Eleven for the removal of the underground tank farm, the gas bar and canopy, the relocation of signage and to compact and repave the site at an estimated cost of \$115,000 and this work along with a payment to 7-Eleven for estimated business losses that will be incurred during the construction period and consulting fees of \$24,950 will result in a total acquisition price of \$830,950 for the property.

FINANCIAL IMPLICATIONS

Funding for the acquisition is available from the 2009 Streets Basic Capital Budget for Arterial Improvements, Knight & 33rd Left Turn Bay.

ENVIRONMENTAL IMPLICATIONS

A Phase II Environmental Site Assessment has been carried out within the proposed parcel of land to be acquired by the City and the soil and ground water quality currently meet applicable land and water use standards.

CONCLUSION

The Director of Real Estate Services is of the opinion that the total cost of \$830,950 plus applicable taxes is reasonable. The cost includes the purchase of the property, payment for the removal of improvements on the site, site restoration and business losses.

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