



IN CAMERA

ADMINISTRATIVE REPORT

Report Date: June 15, 2011
Contact: Michael Flanigan
Contact No.: 604.873.7422
RTS No.: 9247
VanRIMS No.: 08-2000-21
Meeting Date: June 28, 2011

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 57th Avenue - 7289 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 130.0 square metres (1,399 sq ft) of land for road purposes from 7289 Knight Street, legally described as Parcel Identifiers 008-171-793, 006-157-785, 006-157-831 Lots 66, 67, and 68 Except The East 7 Feet of each Now Road all of Blocks 29 to 31, District Lot 200 Plan 1770 and Parcel Identifier 006-158-099 Lot 69 Except The East 7 Feet and The South 7 Feet Now Highways Blocks 29 to 31 District Lot 200 Plan 1770, as shown outlined in bold on plan attached as Appendix A, at a total cost of \$365,000 plus applicable taxes. Funding for the acquisition is available from 2010 Streets Capital Budget for Arterial Improvements, Knight & 57th Left Turn Bays.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

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 movement.

On March 29, 2005 Council approved the Clark-Knight Corridor Plan which outlined various measures to improve liveability and transportation along the corridor, including left turn bays on Knight Street at 57th Avenue.

On July 22, 2010, Council approved the detailed design and construction of the Knight Street at 57th Avenue Left Turn Bays and related road safety geometric changes between 54th and 57th Avenue.

PURPOSE

The purpose of this report is to seek Council authority to acquire a 130.0 square metre portion (1,399 sq ft) of land from 7289 Knight Street for the installation of Left Turn Bays on Knight Street at 57th Avenue.

BACKGROUND

Clark Drive and Knight Street provide a vital transportation corridor through Vancouver. It is the most heavily used truck route in the City and is a key regional connection between Vancouver and Richmond, Delta, Surrey and the United States.

ICBC has repeatedly identified 57th Avenue as one of the highest collision intersections on the Clark-Knight corridor. The prohibition of day-time northbound to westbound left-turns at Knight and 57th Ave (Monday to Saturday) results in short-cutting through residential side-streets and sudden weaving/erratic driving behaviour to avoid left-turning vehicles, a contributing factor to the high incidence of rear-end and sideswipe collision rates.

Construction of left turn bays on Knight at 57th were approved by Council in July 2010. Left turn bays at this location will improve safety, reduce shortcutting, and improve goods movement to the Port of Vancouver through better travel time reliability and reduced vehicle weaving and collisions. Left turn bays provide more controlled left turn movements which will reduce conflicts with pedestrians by introducing more orderly turn movements. Pedestrian access to the intersection will be improved as wider buffered sidewalks with boulevards will be provided on both sides of Knight Street.

DISCUSSION

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

The site is improved with a commercial/retail building and is situated on the northwest corner of Knight Street and East 57th Avenue. The property comprises four contiguous legal parcels, developed with a one storey retail building with tenancies including McDonald's

Restaurant and Cash Money. The widening of Knight Street at this location necessitates the acquisition of a 3.34 metre (10.96 ft) wide rectangular strip that runs along the Knight Street frontage of the property as shown outlined in bold on Appendix A.

An independent appraisal report commissioned by Real Estate Services has estimated that the loss in value to the property as a result of the partial taking is \$215,000 which the owner is prepared to accept. Additionally, the City will pay the owners contractors for the removal and relocation of McDonald's outdoor patio, retaining walls, planter boxes, landscaping, signage, and electrical service connections at an estimated cost of \$140,000 plus applicable taxes. This work along with a payment of \$10,000 plus applicable taxes to PJ Lovick Architect Ltd. who will be managing the restoration work on behalf of the owner will result in a total acquisition price of \$365,000 plus applicable taxes.

FINANCIAL IMPLICATIONS

Funding for the acquisition is available from the 2010 Streets Capital Budget for Arterial Improvements Knight & 57th Left Turn Bay.

CONCLUSION

The Director of Real Estate Services considers the total cost of \$365,000 plus applicable taxes, reasonable. The cost includes the purchase of the property, payment for the removal of improvements on the site, consultant fees and site restoration.

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S60901

REFERENCE PLAN TO ACCOMPANY RESOLUTION OF THE COUNCIL OF THE CITY OF VANCOUVER ESTABLISHING FOR HIGHWAY PURPOSES PORTIONS OF LOTS 66 TO 68 INCLUSIVE, EXCEPT THE EAST 7 FEET OF EACH, NOW ROAD; AND LOT 69 EXCEPT THE EAST 7 FEET AND THE SOUTH 7 FEET, NOW HIGHWAYS; ALL OF BLOCKS 29 TO 31, DISTRICT LOT 200, PLAN 1770, GROUP 1, NEW WESTMINSTER DISTRICT

PLAN BCP

REPORTED IN THE LAND TITLE OFFICE BY NEW WESTMINSTER, BRITISH COLUMBIA, THE _____ DAY OF _____ 2017

PURSUANT TO SECTION 281, VANCOUVER CHARTER

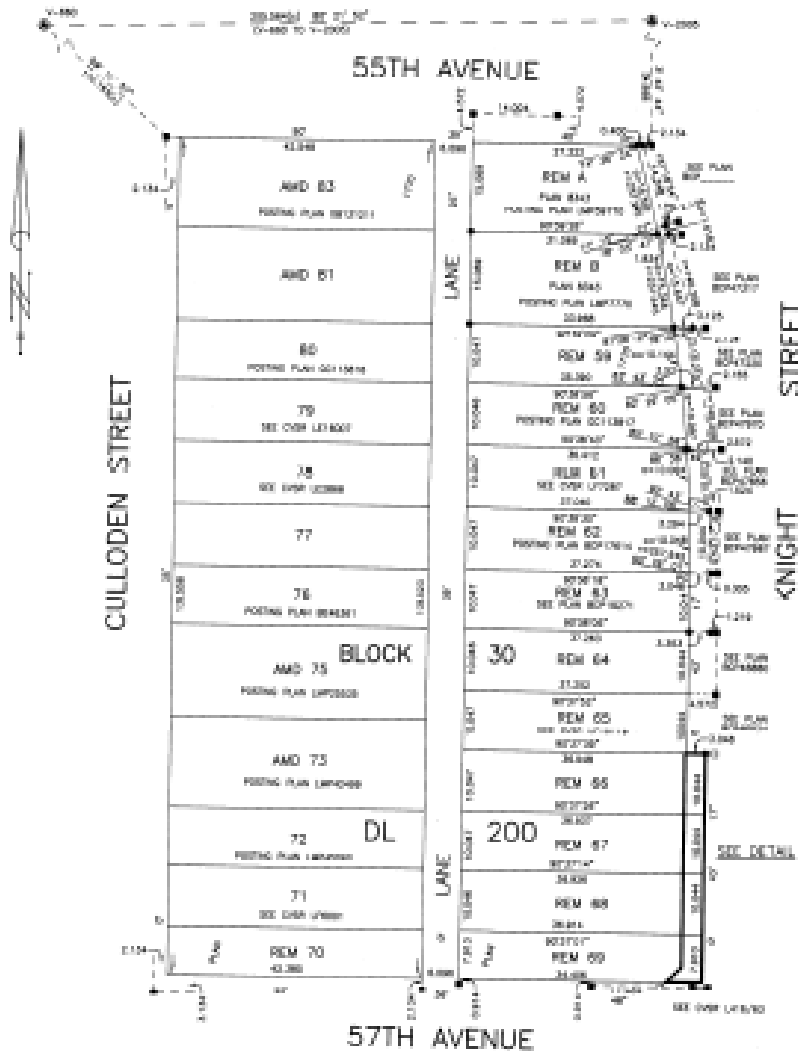
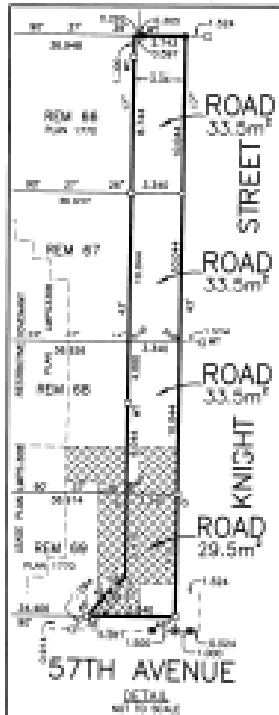
BOOK 9225/223



THE STATED LOT SIZE OF THIS PLAN IS 430.00 m² WITHIN AN AREA OF 1.600 m² AS SHOWN BY THE SURVEY, AND IS SUBJECT TO A SCALE OF 1:500. OFFSHORE ARE IN GREEN AND SHOWN IN GREEN.

NOTE: LOT 69, EXCEPT THE EAST 7 FEET AND THE SOUTH 7 FEET, NOW HIGHWAYS; AND PORTIONS OF LOTS 66 TO 68 INCLUSIVE, EXCEPT THE EAST 7 FEET OF EACH, NOW ROADS; ARE SHOWN IN GREEN.

BOOK OF REFERENCES	
REFERENCE PLAN TO ACCOMPANY RESOLUTION OF THE COUNCIL OF THE CITY OF VANCOUVER ESTABLISHING FOR HIGHWAY PURPOSES PORTIONS OF:	
LOT 66, EXCEPT THE EAST 7 FEET, NOW ROAD, BLOCKS 29 TO 31, DISTRICT LOT 200, PLAN 1770	23.9m ²
LOT 67, EXCEPT THE EAST 7 FEET, NOW ROAD, BLOCKS 29 TO 31, DISTRICT LOT 200, PLAN 1770	23.9m ²
LOT 68, EXCEPT THE EAST 7 FEET, NOW ROAD, BLOCKS 29 TO 31, DISTRICT LOT 200, PLAN 1770	23.9m ²
LOT 69, EXCEPT THE EAST 7 FEET AND THE SOUTH 7 FEET, NOW HIGHWAYS, BLOCKS 29 TO 31, DISTRICT LOT 200, PLAN 1770	29.5m ²
TOTAL	102.2m²



LEGEND

- █ INDICATES CONTROL, BOUNDARY POINT
- █ INDICATES STAIRING CONCRETE FOOT FOUND
- █ INDICATES LEAD PILE FOUND
- █ INDICATES STAIRING IRON FOOT FOUND
- INDICATES STAIRING IRON FOOT PLACED
- INDICATES LEAD PILE PLACED
- INDICATES NOT PROBABLE TO BEAT AT THIS LOCATION
- INDICATES LOT 1770, DISTRICT LOT 200, PLAN 1770
- █ INDICATES IRONWOOD LOT
- █ INDICATES EXISTING STAIRING
- █ INDICATES EXISTING AREA
- █ INDICATES PLAY LANE

INTERFERED SURVEY AREA NO. 2, CITY OF VANCOUVER, WARD 2000, AND 2001, ARE SHOWN AS OBTAINED FROM INFORMATION WITHIN GOODS TO CONTROL, INDICATED BY THE SHOWN AND 1770.

THE PLAY LANE BETWEEN ROAD 33.5m AND ROAD 29.5m, DISTRICT LOT 200, PLAN 1770, IS SHOWN AS OBTAINED FROM INFORMATION WITHIN GOODS TO CONTROL, INDICATED BY THE SHOWN AND 1770.

THE PLAY LANE BETWEEN ROAD 33.5m AND ROAD 29.5m, DISTRICT LOT 200, PLAN 1770, IS SHOWN AS OBTAINED FROM INFORMATION WITHIN GOODS TO CONTROL, INDICATED BY THE SHOWN AND 1770.

FOR CLARITY PURPOSES CERTAIN OFFSET LINES ARE NOT TO SCALE

J. JAMES E. OGDON, A BRITISH COLUMBIA LAND SURVEYOR, REPORT MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT, BRITISH COLUMBIA, P.L. 1770, DISTRICT LOT 200, PLAN 1770, AND THE SURVEYING ACT, BRITISH COLUMBIA, AND THE SURVEYING ACT, BRITISH COLUMBIA, ON THE 27th DAY OF MAY, 2017.

J. James E. Ogdon
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BY THE APPROVED 2017-05-10

LD5095