



Corporate Report

NO: R016

COUNCIL DATE: FEBRUARY 26, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: February 20, 2007

FROM: General Manager, Engineering FILE: 1705-324, R-06-098

SUBJECT: **Partial Land Acquisition for the 156 Street Underpass Project into Fraser Heights at Highway #1, between 104 Avenue and 108 Avenue (15678 - 106A Avenue)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 456 \text{ m}^2$ ($\pm 4,908 \text{ ft.}^2$) from PID No. 011-131-471 (15678 - 106A Avenue) to complete the 156 Street underpass linkage between 104 Avenue and 108 Avenue.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 133,471 \text{ ft.}^2$ or 3.06 acres and is improved with church facilities. The subject property is located between 156 Street and 157 Street along the south side of 106A Avenue, in Fraser Heights.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned PA-2 (Assembly Hall Zone). The Highest and Best Use of the property is the existing use as a church property.

3. Purpose of Acquisition

This land is identified in the proposed 156 Street Underpass Project as necessary to achieve the 156 Street road alignment between 104 Avenue and 108 Avenue.

4. Contract of Purchase and Sale

Based on the results of an independent appraisal report, staff have negotiated a settlement with the owner subject to Council approval by February 28, 2007. Completion is to take place upon registration on or before April 30, 2007.

5. Conclusion

This acquisition is required as part of the 156 Street Underpass Project between 104 Avenue and 108 Avenue.

The terms of this agreement are considered reasonable. Approval of this acquisition will complete the land requirement to facilitate construction commencement for the 156 Street Underpass Project. This project is a cost-shared partnership with the Ministry of Transportation.

The Finance Department has confirmed that the City's share of the funds for this acquisition have been identified in Construction Package R17/06.

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PH/NR/mpr/brb

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Appendices

I. Underpass Alignment Acquisition on 156 Street (Aerial Photograph of Site)