



Corporate Report

NO: R074

COUNCIL DATE: APRIL 30, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: April 19, 2007

FROM: General Manager, Engineering FILE: 1706-309, R-06-0103

SUBJECT: Partial Acquisition for 156 Street & King George Highway
Intersection Realignment Project
(2213 - 156 Street: F. B. Stewart & Co. Ltd.)

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 3,165$ ft.² from of PID No. 004-657-357 (2213 - 156 Street) for the intersection realignment of King George Highway & 156 Street.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 18,662$ ft.² (± 0.43 acres) and is improved with an older, single family residential dwelling, with a detached workshop. The subject site is located on the west side of 156 Street just south of King George Highway.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RF (Single-Family Acre Residential Zone), but designated Commercial in the OCP. The Highest and Best Use of the property is as a short-term holding site for commercial development.

3. Purpose of Acquisition

This project will realign this arterial intersection to provide better safety angles, with features such as a raised landscaped centre median, traffic channelization, intersection signalization with pedestrian crossings, grassed boulevards, sidewalks, and curb relocations.

4. Contract of Purchase and Sale

An independent accredited appraisal firm prepared a market value appraisal. Based on the appraisal, staff have negotiated a settlement with the owner subject to Council approval by June 12, 2007. Completion is to take place upon registration, which is scheduled for July 15, 2007.

5. Conclusion

The terms of this agreement are considered reasonable. This acquisition will facilitate the ultimate road realignment for a section of the 156 Street, immediately south of King George Highway at this location. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from Construction Package No. R05/06.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices

I. Aerial Photograph of Site