

## **Proposed Reasons to Approve Expropriation of Land**

Pursuant to the Act, City Council has considered the report of the inquiry officer, Attachment 2, adopts the Opinion and Reasons of the inquiry officer in full, and approves the expropriation of the Land for the Reasons set out at pages 26 to 27 of the report of the inquiry officer, and for the following reasons.

1. The City has satisfied all the statutory requirements under the Act.
2. The City requires the Land for the Valley Line West LRT project.
3. The City considered the individual usages and requirements of properties adjacent to the intersection which abuts the Land. Consideration of property specific uses, and development of the project design based on current and anticipated uses, shows the City was fair and sound in applying its design.
4. The City requires an unobstructed pedestrian through zone of a minimum of 3.0 m along the southeast quadrant of 156 Street, which responds to safety considerations mandated in the Complete Streets Design and Construction Standards.
5. A narrower taking could not meet the urban design and constructions standards adopted by the City for the Valley Line West LRT.
6. The City reasonably and fairly considered other design alternatives.
7. The expropriation of the Land for the Valley Line West project is fair, sound and reasonably necessary.