

Community Plan and Community Commercial in the Fleetwood Neighbourhood Concept Plan. The Highest and Best Use of the property is assembly with 16016 Fraser Highway.

2. Purpose of Acquisitions

As part of the Fraser Highway upgrade between 160 Street and 164 Street, the partial acquisitions are required for road widening purposes along 160 Street and the Fraser Highway, and the right-of-way is required for Fraser Highway sidewalk construction.

3. Purpose of the Sale

The sale and consolidation of 16002 Fraser Highway will allow the City to reduce the project costs through the disposal of property that could not be developed as a stand-alone site due to its small size, irregular shape, and lack of adequate access.

4. Status of Negotiations

A negotiated settlement for the partial acquisitions has been reached with the owners subject to Council approval by April 8, 2004. Completion is to take place upon registration on or before May 31, 2004.

The sale of 16002 Fraser Highway is subject to approval of the subdivision and consolidation with the adjacent site, and is expected to complete by November 30, 2004.

5. Conclusion

As part of the Fraser Highway upgrade, the partial acquisitions will facilitate the road widening, and the right-of-way will facilitate the sidewalk construction. The sale, subdivision, and consolidation will allow the City to dispose of surplus land. It is therefore recommended that Council:

- (a) accept the offer to purchase the property at 16002 Fraser Highway subject to the approval of subdivision and consolidation, and notice requirements of the Community Charter; and
- (b) approve the partial acquisitions as outlined in this report.

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Appendices

- I. Site Map
- II. Aerial Photograph of Site