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# Corporate Report

NO: R076

COUNCIL DATE: April 5, 2004

#### **REGULAR COUNCIL**

TO: Mayor & Council DATE: March 15, 2004

FROM: General Manager, Engineering FILE: 1701-308

**SUBJECT:** Fraser Highway Upgrading:

(a) Partial Takings and Right-of-Way Acquisition (16016 Fraser Highway); and

(b) Proposed Sale of Surplus City Land (16002 Fraser Highway)

#### RECOMMENDATION

That Council authorize the Engineering Department to:

- 1. acquire a  $\pm 754$  ft.<sup>2</sup> partial acquisition along 160 Street, a  $\pm 1,464$  ft.<sup>2</sup> partial acquisition, and a  $\pm 442$  ft.<sup>2</sup> statutory right of way along Fraser Highway from PID No. 011-417-153 (16016 Fraser Highway) for the upgrading of Fraser Highway at 160 Street; and
- 2. accept the offer received to purchase the surplus City land located at 16002 Fraser Highway, subject to the consolidation of the site with 16016 Fraser Highway, and subject to compliance with the land sale notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chapter 26.

#### DISCUSSION

- 1. Property Location, Zoning, Plan Designations, and Land Uses:
  - (a) 16016 Fraser Highway

The subject privately-owned property is located in Fleetwood adjacent to 16002 Fraser Highway.

The property is zoned CHI (Highway Commercial Industrial) and is fully improved with a single storey, two tenant automotive repair building. It is designated Town Centre in the Official Community Plan and Community Commercial in the Fleetwood Neighbourhood Concept Plan. The highest and Best Use of the property is for continuing commercial development.

## (b) 16002 Fraser Highway

The subject City-owned property is located in Fleetwood at the southeast corner of Fraser Highway and 160 Street. The property is zoned CHI (Highway Commercial Industrial) and is a vacant parcel acquired by the City in 2003 to facilitate the Fraser Highway upgrading. It is designated Town Centre in the Official

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.

Paul Ham, P.Eng. General Manager, Engineering

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**Appendices** 

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