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# Corporate Report

NO: R148

COUNCIL DATE: June 20, 2005

#### **REGULAR COUNCIL**

TO: Mayor & Council DATE: June 14, 2005

FROM: General Manager, Engineering FILE: 1704-333, R-05-055

E-05-114

**SUBJECT:** Property Acquisition for Fraser Highway Upgrading

(7040 - 182 Street)

#### RECOMMENDATION

That Council authorize the acquisition of a  $\pm 5,398$  ft.<sup>2</sup> road widening and a  $\pm 2,809$  ft.<sup>2</sup> statutory right-of-way from PID No. 000-444-146 (7040 - 182 Street) for the upgrading of Fraser Highway (subsection between 17920 and 19004 Fraser Highway).

#### **DISCUSSION**

#### 1. Property Location

The subject property has a total area of  $\pm 52,969$  ft.<sup>2</sup> ( $\pm 1.22$  acres) and is improved with an older, one-storey residential dwelling. The subject site is located at the southeast corner of 182 Street and Fraser Highway in the Clayton neighbourhood.

### 2. Zoning, Plan Designations and Land Uses

The subject property is zoned RA (One Acre Residential Zone). The site is designated Townhouse in the North Cloverdale West NCP. The Highest and Best Use of the property is as a townhousing development in accordance with the NCP.

### 3. Purpose of Acquisitions

There are two separate acquisitions required from the subject parcel. As part of the Fraser Highway upgrading, there is a requirement for a partial acquisition for road widening purposes, as well as a right-of-way acquisition to facilitate a retaining wall and a multi-use pathway. In this particular subsection of the project, between 17920 and 19004 Fraser Highway, there are 32 acquisitions. This is the fourth and fifth of the 32 acquisitions. Several other acquisitions within this subsection are immediately pending. Within the whole project scope (16800 block to 19600 block), there are approximately 82 acquisitions. Several other acquisitions within this subsection are immediately pending.

#### 4. Contract of Purchase and Sale

Kathryn Jones, AACI, an independent accredited appraiser, prepared a market value appraisal with the firm of Collingwood & Associates. Based on the appraisal, staff have negotiated a settlement with the owner subject to Council approval by July 28, 2005. Completion is to take place upon registration on or before September 23, 2005.

#### CONCLUSION

The terms of this agreement are considered reasonable. This partial acquisition and right of-way acquisition will facilitate the ultimate road widening for the south side of Fraser Highway at this location. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available

from Roads Package No. R14/05.

Paul Ham, P.Eng. General Manager, Engineering

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cc: - General Manager, Finance, Technology & HR Department

## **Appendices**

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