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Corporate Report

NO: R198

COUNCIL DATE: July 25, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: July 25, 2005

FROM: General Manager, Engineering FILE: 1704-333, R-05-063

SUBJECT: Partial Acquisition for Fraser Highway Widening

(18431 Fraser Highway)

RECOMMENDATION

That Council authorize the acquisition of a $\pm 15,931$ ft.² road widening acquisition from PID No. 009-670-122 (18431 Fraser Highway) for the upgrading of Fraser Highway.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 195,629$ ft.² (± 4.491 acres) and is improved with an older, two-storey dwelling. The subject site is located at the northeast corner of 184 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 East Clayton Neighbourhood Concept Plan Extension, west of 188 Street, identifies the site as being designated High Density Residential. The Highest and Best Use of the property is as a future higher density residential development (22 - 45 units per acre) in accordance with the NCP.

3. Purpose of Acquisitions

As part of the Fraser Highway upgrading, there is a requirement for a partial acquisition for road widening purposes. In this particular subsection of the project, between 17920 and 19078 Fraser Highway, there are 35 acquisitions. This is the 18th of the 35 acquisitions. Several other acquisitions within this subsection are immediately pending. Within the whole project scope (16800 block to 19600 block) there are approximately 83 acquisitions.

4. Contract of Purchase and Sale

Based on the results of an independent, accredited appraisal, staff have negotiated a settlement with the owner subject to Council approval by September 13, 2005. Completion is to take place upon registration, which is expected to occur shortly after Council approval.

5. Conclusion

The terms of this agreement are considered reasonable. This partial acquisition will facilitate the ultimate road widening for the north side of Fraser Highway, as well as the east side of 184 Street at this location. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from Road Construction Package No. R14/05.

Paul Ham, P.Eng. General Manager, Engineering

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General Manager, Finance c.c.

Appendices

- Site Map ١.
- Aerial Photograph of Site 11.