

RECOMMENDATION

That Council authorize the acquisition of a $\pm 40,871.9$ ft.² road widening acquisition from PID No. 010-445-595 (7435 - 176 Street) for the upgrading of Fraser Highway.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 228,096$ ft.² (± 5.24 acres) and is a vacant agricultural parcel that is used to grow forage crops for livestock. The subject site is located on the south side of Fraser Highway and fronts the west side of 176 Street.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned A-1 (General Agricultural Zone) and is located within the ALR. No Neighbourhood Concept Plan currently exists for the area. The Highest and Best Use of the property is assembly with the adjacent parcel (common owner) for a produce outlet.

3. Purpose of Acquisitions

As part of the Fraser Highway upgrading, this partial acquisition is required to facilitate slope works. In this particular subsection of the project (between 17076 and 17916 Fraser Highway) there are 11 acquisitions. This is the tenth of the 11 acquisitions. The remaining acquisition has been delayed pending results of environmental investigations.

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 November 8, 2005. Completion is to take place upon registration on or before January 20, 2006.

5. Conclusion

The terms of this agreement are considered reasonable. This partial acquisition will facilitate the ultimate road widening for the south side of Fraser Highway and will facilitate the installation of slope works 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. R01/05.

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General Manager, Finance c.c.

Appendices

Aerial Photograph of Site I.