



# Corporate Report

NO: R048

COUNCIL DATE: March 27, 2006

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## REGULAR COUNCIL

TO: Mayor & Council DATE: March 7, 2006  
FROM: General Manager, Engineering FILE: 1704-332, R-05-006  
SUBJECT: Partial Acquisition for Fraser Highway Widening  
(18642 Fraser Highway)

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## RECOMMENDATION

That Council authorize the acquisition of a  $\pm 4,423$  ft.<sup>2</sup> road widening acquisition from PID No. 010-179-232 (18642 Fraser Highway) for the upgrading of Fraser Highway.

## DISCUSSION

### 1. Property Location

The subject property has a total area of  $\pm 49,670$  ft.<sup>2</sup> ( $\pm 1.14$  acres) and is vacant. The subject site is located on the south side of Fraser Highway, east of 184 Street.

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

The subject property is zoned CHI (Highway Commercial), and is designated Urban within the Official Community Plan, and Townhouse in the North Cloverdale East NCP. The subject property is designated Townhouse in the North Cloverdale East Neighbourhood Concept Plan ("NCP"). This NCP was amended from townhouse to commercial for a development east of the subject property. In terms of determining the Highest & Best Use and land value of the subject property, it has been assumed that a similar amendment would be supported for the subject property.

The subject property was previously used for automotive sales, and until recently contained buildings in very poor condition. The subject property is now vacant.

### **3. Purpose of Acquisitions**

As part of the Fraser Highway upgrading, the partial acquisition is required for road widening purposes. The road acquisition will facilitate the required road widening, including road surface and curb, a bus-bay, sidewalk, and boulevard. In this particular subsection of the project, between 17076 and 19004 Fraser Highway, necessary for 2006 construction purposes, there are 51 acquisitions. This is the 40th of the 51 acquisitions. Several other acquisitions within this subsection are immediately pending. Within the whole project scope (16800 block to 19600 block) there are approximately 90 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 April 4, 2006. Completion is to take place upon registration on or before April 30, 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 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. R17/05.

Paul Ham, P.Eng.  
General Manager, Engineering

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c.c. General Manager, Finance

### Appendices

I. Aerial Photograph of Site