



# Corporate Report

NO: R058

COUNCIL DATE: April 3, 2006

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## REGULAR COUNCIL

TO: Mayor & Council DATE: March 17, 2006

FROM: General Manager, Engineering PROJECT FILE: 1704-333  
R-05-048, R-05-049,  
E-06-0080, E-06-0091

SUBJECT: Partial Acquisitions & Rights-of-Way Acquisitions  
for Road Widening Purposes - Fraser Highway  
(17920 Fraser Highway & 17925 Old Yale Road East - Gryschuk)

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## RECOMMENDATION

That Council authorize the acquisition of the following interests in land:

1. from PID No. 013-230-204 (17920 Fraser Highway):
  - (a) a  $\pm 71.6 \text{ m}^2$  ( $\pm 771 \text{ ft.}^2$ ) road widening acquisition for the upgrading of Fraser Highway; and
  - (b) a  $\pm 290.6 \text{ m}^2$  ( $\pm 3,128 \text{ ft.}^2$ ) statutory right-of-way to provide tie-back support for the installation of a proposed retaining wall within the road acquisition area;
2. from PID No. 013-230-247 (17925 Old Yale Road East):
  - (a)  $\pm 581.2 \text{ m}^2$  ( $\pm 6,256 \text{ ft.}^2$ ) road widening acquisition for the upgrading of Fraser Highway; and
  - (b)  $\pm 715.8 \text{ m}^2$  ( $\pm 7,705 \text{ ft.}^2$ ) statutory right-of-way to provide tie-back support for the installation of a proposed retaining wall within the road acquisition area.

## BACKGROUND

### 1. Property Locations

The subject properties are located at 17920 Fraser Highway & 17925 Old Yale Road East.

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

The subject properties are two adjacent, irregular-shaped parcels fronting the south side of Fraser Highway, and on the north side of Old Yale Road East. The gross site area of the two combined parcels is  $\pm 1.83$  acres ( $\pm 79,589$  ft.<sup>2</sup>). Both are zoned A-1 (General Agricultural Zone) and designated urban under the Official Community Plan. The subject properties are designated Townhouse/Cluster in the North Cloverdale West Neighbourhood Concept Plan ("NCP"). The Highest & Best Use of the subject properties is holding for development to townhousing in accordance with the NCP. The subject properties are currently used as homesite, with one single-family basement dwelling, barn, and various outbuildings.

## **3. Purpose of the Acquisition**

As part of the Fraser Highway upgrading, the road acquisition will facilitate the required road widening, including a 3.0 metre wide pathway, boulevard, and the installation of a retaining wall ranging in various heights up to a maximum of 6.5 metres high at approximately the centre point of the Fraser Highway frontage along the subject properties. The statutory rights-of-way will provide a 5.0 metre offset from the new property boundary along Fraser Highway as a sub-surface area containing tie-back support systems for the retaining wall. This tie-back process is a geotechnical support system that will strengthen and stabilize the steep bank of the subject properties to avoid sloughing.

## **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 28, 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. R14/05.

Paul Ham, P.Eng.  
General Manager, Engineering

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Appendix I: Aerial Photograph of Site