



Corporate Report

NO: R159

COUNCIL DATE: JULY 9, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: July 29, 2007

FROM: General Manager, Engineering FILE: 1706-055, R-06-0111

SUBJECT: Partial Land Acquisition for Fraser Highway
Upgrading Project between 148 Street and 151 Street
(14876 Fraser Highway)

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 4,441$ ft.² from PID No. 010-517-022 (14876 Fraser Highway) for sidewalk and road construction on Fraser Highway near 148 Street.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 37,484$ ft.² (± 0.8605 acres) and is improved with an existing single family residence. The remainder of the site is fully landscaped and developed with yard area. The subject site is triangular in shape and has road frontage only on Fraser Highway

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RF (Single Family Residential Zone) and the Highest and Best Use of the property is as a holding investment pending assembly for townhouse or compact lots.

3. Purpose of Acquisition

This particular acquisition will provide road widening and sidewalk construction within this section of the Fraser Highway Upgrading Project.

4. Contract of Purchase and Sale

An independent, accredited appraisal firm prepared a market value appraisal. Based on the appraisal, staff have negotiated a settlement with the owner subject to Council approval by July 10, 2007. Completion is to take place upon registration, which is scheduled for August 31, 2007.

5. Conclusion

The terms of this agreement are considered reasonable. This acquisition will facilitate the ultimate location of the sidewalk and road widening for Fraser Highway east of the 148 Street and Fraser Highway intersection. The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from Roads Package No. R05/07.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices

I. Aerial Photograph of Site