



Corporate Report

NO: R259

COUNCIL DATE: DECEMBER 17, 2007

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 6, 2007**
FROM: **General Manager, Engineering** FILE: **1704-332, R-05-095**
SUBJECT: **Partial Acquisition for Fraser Highway Widening
(19095 - 64 Avenue)**

RECOMMENDATION

That Council authorize the acquisition of a $\pm 3,544$ ft.² road widening acquisition from PID No. 009-340-301 (19095 - 64 Avenue) for the upgrading of Fraser Highway.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 32,250$ ft.² (± 0.74 acres) and is improved with an older, single family dwelling fronting onto 64 Avenue. The rear of the subject site fronts onto the south side of Fraser Highway in the North Cloverdale East neighbourhood.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential Zone). The site is designated Townhouse/Cluster in the North Cloverdale East NCP. The Highest and Best Use of the property is as a future townhousing development (8 - 15 units per acre) in accordance with the NCP.

3. Purpose of Acquisition

The purpose of this partial acquisition is to facilitate the ultimate alignment along the south side of Fraser Highway between the blocks of 19000 and 19300. The scope of the project also includes improvements to the 64 Avenue intersection at Fraser Highway.

4. Contract of Purchase and Sale

Fred Mussett, AACI, an independent accredited appraiser, prepared a market value appraisal with the firm of Carmichael Wilson Property Consultants. Based on the appraisal, staff have negotiated a settlement with the owner subject to Council approval by December 18, 2007. Completion is to take place upon registration on or before February 28, 2008.

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 Construction Package R01/08.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices

- I. Aerial Photograph of Site
- II. Project Map