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Corporate Report

NO: R250

COUNCIL DATE: December 1,

2003

REGULAR COUNCIL

TO: Mayor & Council DATE: November 26, 2003

FROM: General Manager, Engineering PROJECT FILE: 4800-305

SUBJECT: Land Acquisition for the Manson Drainage System Upgrade

(10368 - 123A Street)

RECOMMENDATION

That Council authorize the acquisition of PID No. 009-524-894 (10368 - 123A Street) for the construction of a sediment basin and open channel to convey storm sewer water, as shown on the attached map.

DISCUSSION

1. Property Location

The subject property is located on the northeast corner of 123A Street and 103A Avenue. The site has a total area of 33,672 sq. ft. and has an older, partial basement residence located on the northerly portion.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned IL (Light Industrial) and is designated Light Impact Industrial in the Neighbourhood Concept Plan. The Highest and Best Use of the property is development to a light industrial use that does not require good visibility.

3. Purpose of the Acquisition

The acquisition of the subject property will provide for the construction of a sediment basin and open channel required to replace a failing culvert installation in the 123A Street road alignment. The replacement of the existing drainage pipe in its current location would be very difficult and expensive to construct due to local soil conditions and adjacent utilities. The sediment basin required for the overall area system maintenance could not be facilitated without impacts to existing channel habitat without this property. The proposed open channel works will also provide an improved drainage conveyance system and a site for potential environmental credits for future environmental compensation requirements for other drainage projects, and provide more efficient, long-term storm water maintenance at this location.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by December 2, 2003. Completion is to take place upon registration on December 18, 2003.

CONCLUSION

This acquisition is required to restore the Robson Creek drainage system from both a storm water drainage and

fisheries habitat perspective.

Paul Ham, P.Eng. General Manager, Engineering

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Appendices

- I. Site Plan
- II. Aerial Photograph of Site