



Corporate Report

NO: R139

COUNCIL DATE: JUNE 25, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 19, 2007
FROM: General Manager, Engineering FILE: 4807-601
SUBJECT: Land Acquisition for South Newton NCP Drainage Detention Project
(14280 - 64 Avenue)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of 14280 - 64 Avenue (PID No. 011-361-034) for drainage detention purposes.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 83,915$ ft.² (± 1.926 acres) and is vacant. The site is slightly impacted by a watercourse along the western portion of the property. The subject site is rectangular in shape and has road frontage on 64 Avenue.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential Zone) and the Highest and Best Use of the property is as a residential development based on rezoning to single family development at 6 units per acre. The South Newton NCP Land Use Plan designates the entire property as Detention Pond.

3. Purpose of Acquisition

This particular acquisition will serve to provide detention to protect Peggybear, Archibald, and Hyland creeks within this section of the South Newton NCP Land Use Plan area.

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 June 26, 2007. Completion is to take place upon registration, which is scheduled for July 20, 2007.

5. Conclusion

The terms of this agreement are considered reasonable. This acquisition will secure the proposed detention pond with a drainage catchment area of ± 26.56 hectares (± 65.63 acres). The Engineering Department is supportive of this settlement, and the Finance Department has confirmed that the funds are available from Project No. 4807-601.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices

I. Aerial Photograph of Site