



Corporate *NO: R114*

Report *COUNCIL DATE: May 29, 2000*

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 19, 2000**

FROM: General Manager, Engineering **FILE: 1797-316, R-00-07**

SUBJECT: Land Acquisition for Scott Road Environmental Mitigation

RECOMMENDATION

That Council authorize the purchase of PID No. 017-815-606 (11957 River Road).

DISCUSSION

Background information pertaining to the subject property and the Purchase and Sale Agreement is as follows:

1. Property Location: 11957 River Road

The subject property is a $\pm 11,209 \text{ m}^2$ (± 2.77 acre) parcel of land located on the north side of River Road, just west of the intersection with Scott Road. The site is irregular in shape and impacted by Scott Creek along the front (northeast and southeast), and a large GVRD sanitary sewer main statutory right-of-way on the rear (northwest). The creek is identified as having significance to Fisheries.

The subject property is improved with a 1,570 sq.ft. full basement dwelling which is approximately 43 years old. This dwelling is currently vacant and boarded closed. There has been extensive vandalism to the dwelling.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned RF (Single Family Residential Zone) and designated Urban in the Official Community Plan. Lands to the north and east are zoned and designated Industrial on the Official Community Plan. The Highest and Best Use for the subject site is likely rezoned to RF(G) (Single Family Residential Gross Density Zone) to permit small lots or bare land strata clustered on the developable portion of the site.

3. Purpose of Acquisition

The acquisition of the subject property would provide for environmental mitigation related to the widening of Scott Road between 96 Avenue and 103A Avenue.

4. Contract of Purchase and Sale

Staff have negotiated a Purchase and Sale Agreement with the owner, subject to Council's approval by May 30, 2000. Completion is to take place upon registration on June 30, 2000.

CONCLUSION

The acquisition of the subject property is required to provide for environmental mitigation related to the widening of Scott Road between 96 Avenue and 103A Avenue.

Jorgen Johansen, P.Eng.
General Manager, Engineering

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Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site