



# **Corporate** NO: R157

# **Report** COUNCIL DATE: July 10, 2000

## **REGULAR COUNCIL**

**TO: Mayor & Council DATE: June 30, 2000**

**FROM: General Manager, Engineering FILE: 4899-607**  
**E-99-009/210/211**

**SUBJECT: Land Acquisition for Storm Water Detention Pond (South Newton Neighbourhood Concept Plan)**

## **RECOMMENDATION**

That Council authorize the purchase of PID No. 011-380-462 (13861 - 62 Avenue, E-99-009/210) and PID No. 011-380-489 (13889 - 62 Avenue, E-99-211) for the future construction of the Archibald Creek Detention Pond.

## **DISCUSSION**

### **1. Property Location: 13861 and 13889 - 62 Avenue**

These properties are located in the South Newton area of the City. Combined, the City requires a total of 14,373 m<sup>2</sup> (3.55 acres) from these properties which are each 2.37 acres in size. Both properties are improved with a large residence.

### **2. Zoning, Plan Designations and Land Uses**

The current zoning for both properties is RA (One Acre Residential Zone) and they are designated for Urban use in the Official Community Plan. The Highest and Best Use of the two subject properties, as presently improved, is considered to be holding sites for future townhouse development.

### **3. Purpose of the Acquisition**

The Engineering Department has determined that a stormwater detention pond is required on portions of the subject properties. The purpose for the detention pond is to reduce peak flows from the urbanized watershed that discharges to the environmentally sensitive Archibald Creek, a tributary to Hyland Creek. This proposal is in accordance with the

recommended strategy in the functional drainage plan prepared for Hyland Creek by Dillon Consultants Ltd. The construction of the detention pond is scheduled for 2001. This particular location is most suitable for the detention pond for the following reasons:

- the location is close to the headwaters of Archibald Creek, making it effective for peak flow reduction and erosion control in the creek;
- the facility can be expanded in the future by developers, when their demand for greater storm water retention is required, within the South Newton Neighbourhood Concept Plan (NCP); and
- the detention pond can be integrated with the future public open space along Archibald Creek as development proceeds in South Newton NCP.

#### **4. Contract of Purchase and Sale**

Staff have negotiated Contracts of Purchase and Sale with each property owner subject to Council's approval by July 28, 2000. Completion is scheduled to take place upon successful subdivision and consolidation of the acquisition areas from each site on or before December 15, 2000.

#### **CONCLUSION**

Approval of these two acquisitions will enable the construction of the stormwater detention pond in 2001, and thus fulfil the detention pond requirements for Archibald Creek. This detention pond is part of a strategy to effectively reduce peak flows from urbanized portions of the Hyland Creek watershed.

Jorgen Johansen, P.Eng.  
General Manager, Engineering

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#### Appendices

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