



Corporate

NO: R121

Report

COUNCIL DATE: June 17, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	June 10, 2002
		PROJECT:	4899-407
FROM:	General Manager, Engineering		
SUBJECT:	Central Serpentine Lowland Flood Control Project Compensation for Damages at Northview Golf Course (6857 - 168 Street & 6483 - 168 Street) (Map 65)		

RECOMMENDATION

That Council authorize the reimbursement of costs for landscaping and property damages caused to PID No. 018-363-172 (6857 - 168 Street) and PID No. 018-363-181 (6483 - 168 Street) by the construction of public works.

BACKGROUND

A. Property Location

The subject property is one large lot of approximately 414 acres. It is bounded by 168 Street on the east, 64 Avenue on the south, 160 Street road allowance on the west, and the Serpentine River on the north. It is also bisected by the Serpentine By-pass Channel, borders a short canal on 168 Street, and is crossed by two creeks.

B. Zoning, Plan Designations and Land Use

The subject property is zoned CPG (Golf Course Zone) and designated conservation in the Official Community Plan. The Highest and Best Use of the subject property is the current use as a golf course.

C. Purpose of the Acquisition

The Serpentine and Nicomekl Lowlands Flood Control Project will require the existing dykes to be raised and widened, new dyke to be constructed, and various drainage works to be carried out on the subject property over a three year period. The property also contains existing dyke and drainage works constructed many years ago under the authority of the Local Dyking District. The total area of right-of-way over the existing and proposed drainage and dyking works is 51.8 acres.

A right-of-way for Public Passage Without Vehicles (subject to certain restrictions) has also been acquired, which will overlap portions of the previously mentioned drainage and dyking works. This will allow future pedestrian traffic to travel on the Serpentine River dyke between 160 and 168 Streets (about 1.6 km or 1 mile) and also on the east side of the short canal dyke next to 168 Street.

D. Acquisition Agreements

Staff have negotiated agreements with the owners to acquire 51.8 acres of right-of-way, subject to Council's approval.

CONCLUSION

The acquisitions of the rights-of-way will facilitate the construction of drainage and dyking improvements to help contain water within the Central Serpentine drainage system. The rights-of-way will also facilitate future public access trails across portions of the Serpentine River dyke and 168 Street canal dyke. The compensation will be used for landscape restoration resulting from the proposed construction works.

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Appendices

- I. Location Map
- II. Project Map
- III. Site Map
- IV. Aerial Photo