

# **Town of Riverview COUNCIL REPORT FORM**



Presented to: Mayor and Town Council

Presented by: Colin Smith

Date: February 25, 2019

Subject: Pine Glen/ Pinewood project

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## **BACKGROUND**

The Town needs to acquire some land at the corner of Pine Glen and Pinewood to allow for a future roundabout (2021 budget). There were a number of discussions with the property owner, starting last year, to acquire the land in question. Originally, the property owner wanted the Town to acquire all of the property, instead of the small parcel we required for the roundabout. As the Town was not prepared to acquire all of the land, and there was no traction in getting a deal, Council authorized the Town to initiate the expropriation process to acquire the land in question. After the expropriation process began, the property owner was notified the process had started. That resulted in some further discussions between the Town and the property owner to see if a deal could be reached versus going through the expropriation process. A proposed purchase and sale agreement was reached.

The attached document outlines the 558 square meters in land that is being acquired.

The Town did receive an appraisal for the land, which was \$34,600. The property owner's position is that the remaining portion of their land had been reduced from a development perspective therefore they were being negatively impacted financially due to the Town's plans, and they would have been making that argument through the courts as part of the expropriation process.

## **CONSIDERATIONS**

Legal: Purchase and Sale agreement to be signed.

Financial: There is \$30,000 in the 2019 capital budget to acquire this property. The \$20,000 balance will be secured in savings in the Town's overall capital budget, and if that is not an option then Council could be asked to authorize a transfer from the LFPP Reserve Fund. It is not anticipated that that transfer would be required and would be a last resort.

If the Town had to gone through the expropriation process and any associated legal actions would have been a result of that, it was anticipated the Town's legal costs could have been in the range of \$10,000 to \$20,000.

Policy: Strategic Land Management

Stakeholders: residents using Pine Glen Road/Pinewood

Strategic Plan:

- Planning for the Future
- Smart and Sustainable Growth

Interdepartmental Consultation: Public Works & Corporate Services

Communication Plan: n/a

#### **RECOMMENDATION FROM STAFF**

That Town Council approve the purchase price of \$50,000 for 558 Square Meters located at the corner of 700 Pinewood Rd (PID #5058060) to allow for a future roundabout at the corner of Pine Glen Road and Pinewood Road.