



REPORT OF COUNCIL-IN-COMMITTEE

For City Council – April 28, 2025

From: Office of the City Clerk

Date: Tuesday, April 15, 2025

Title: Acquisition of a Portion of 20 Patience Lane for Right of Way Purposes

Description:

Council-in-Committee, at its session held on April 14, 2025 considered an administrative report from the Manager of Real Estate which requested Council authorization for the acquisition of a ±86m² portion of 20 Patience Lane, Fredericton, NB, SNB PID 75538355, shown on the attached Schedule "A", from J. Hanson Rentals Ltd., to be added to Patience Lane (Public) in order to facilitate the construction of a roundabout connecting Patience Lane to Prospect Street which is scheduled to take place during the 2025 construction period.

The land in question was acquired by J. Hanson Rentals Ltd. in 2020 for the purpose of developing residential housing units. The buildings have now been constructed and are occupied. Due to the increase in population density in the area, including additional development on the Golf Club Road side of Prospect Street, staff have determined that a roundabout would be beneficial in easing traffic concerns in the area. Staff from the engineering department determined that a small portion of the Hanson lot would be required to properly construct the roundabout and associated walking paths and sidewalks. A Highway Usage Permit is also being sought from the Province in order to work along Prospect Street.

The Engineering department reached out to the Real Estate department in order to negotiate the acquisition of the portion of land required to be added to Patience Lane (Public) to facilitate the construction. The owner was contacted in late 2024 to advise of the upcoming work and to discuss land requirements. Once designs were finalized and the amount of land required was established, staff from Real Estate once again contacted the owner to discuss requirements.

This project has been discussed at various Property Management Committee meetings as the tendering process progressed. No concerns were raised internally as to any issues with the land to be acquired.

Compensation was determined by acquiring a formal appraisal for the land, which established the value to be \$13,400.00. The owner has received a copy of the appraisal and has signed an Offer Letter outlining the details of the proposed transaction. The

tentative subdivision plan will be reviewed at Planning Advisory Committee during their regular meeting of April 16, 2025.

Staff from the Real Estate department have drafted the attached standard Agreement of Purchase and Sale which contains, but is not limited to, the following terms and conditions:

- Purchase Price: \$13,400, based on independent appraisal
- Closing date: May 30, 2025
- City responsible for PAC application and Subdivision Plan

Given the increased traffic in the area and the need for better pedestrian access to the new developments, staff from planning, engineering and real estate all agree this transaction will be a positive outcome for all parties involved as well as the community in general.

The Committee directed that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED that the Council for the City of Fredericton hereby authorizes and approves the acquisition of a $\pm 86\text{m}^2$ portion of 20 Patience Lane, Fredericton, NB, SNB PID 75538355, from J. Hanson Rentals Ltd. for the sum of Thirteen Thousand Four Hundred Dollars (\$13,400.00) plus any applicable taxes and adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

Schedule "A"
The Property

