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Corporate Report

NO: R208

COUNCIL DATE: July 26, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: July 20, 2004

FROM: General Manager, Engineering FILE: 0870-20/165

SUBJECT: Park Exchange at 65A Avenue and 186 Street

(Hillcrest Park)

RECOMMENDATION

That Council authorize the exchange of a $\pm 3,219$ ft.² (± 299 m²) portion of City-owned parkland known as PID No. 025-938-118 (6651 - 186 Street) for a ± 225 ft.² (± 21 m²) portion of PID No. 010-436-171 (18655 - 65A Avenue).

DISCUSSION

A. Property Location

The subject properties are located east of 186 Street and south of Fraser Highway within the boundaries of North Cloverdale East Land Use Plan. The $\pm 3,219$ ft.² portion of City owned property located at 6651 - 186 Street is surplus parkland. The portion of park to be obtained in the exchange is vacant and is located at 654 Avenue. The immediate area is primarily residential.

B. Zoning, Plan Designations and Land Uses

The City property located at 6651 - 186 Street is currently zoned One Acre Residential (RA) and is surplus parkland. The property located at 18655 - 65A Avenue is currently zoned RA and awaiting Final Reading for rezoning and subdivision into 17 residential lots. The single family residence currently located upon the land is intended to be demolished as part of this subject residential land development.

C. Purpose of the Land Exchange

The exchange of portions of properties will allow the City to dispose of a surplus portion of parkland. The land to be dedicated by the applicant will provide the City with an additional portion of land to be added to the park. The applicant will consolidate the City land to create an additional lot in a proposed subdivision on the adjacent lands.

D. Process

The portion of City land to be sold is surplus parkland acquired in November 2003 through a land exchange. It will be consolidated into the adjacent proposed subdivision. Sections 26 and 94 of the Community Charter provide that the City may dispose of land subject to a public notice. For the most part, it is in the City's best interest to market surplus land to the public; however, there are some instances when direct negotiations are beneficial. As the subject land cannot be developed on its own, it is recommended that the City deal directly with the adjoining owner. Under this scenario the City is required to publish notice of its intention to sell the land that must include:

- a description of the land or improvements;
- the person who is to acquire the property under the proposed disposition;
- the nature and, if applicable, the term of the proposed disposition and the consideration to be received by the municipality for the disposition.

In accordance with the Community Charter, the proceeds from the sale of this surplus City-owned parkland must be directed to the Parkland Acquisition Fund.

E. CONCLUSION

The proposed land exchange will allow the City to dispose of a surplus portion of land and provide land to the applicant for subdivision. In addition the City will receive at no cost a portion of land to add to the park site.

Paul Ham, P. Eng. General Manager, Engineering

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Appendices

- I. Site Plan
- II. Aerial Photograph of Site