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Corporate Report

NO: R234

COUNCIL DATE: September 13,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: September 9, 2004

FROM: General Manager, Engineering FILE: 0870-20/308/C

SUBJECT: Land Acquisition For Park

7000 - 180 Street

RECOMMENDATION

That Council authorize the partial acquisition of PID No. 024-184-322 (7000 - 180 Street) for park/open space as set out in the North Cloverdale West Land Use Plan.

DISCUSSION

1. Property Location: 7000 - 180 Street

This property is located in the North Cloverdale West Land Use Plan area and is currently under application for a mixed use residential development. The acquisition to be purchased has an area of 0.74 acres (please see Appendices I and II). Extensive additional park/open space area is being acquired from the subject property under the parkland dedication requirement of the Local Government Act and the Zoning By-law as shown in Appendix III. Acquisition of this land will provide park as planned under the North Cloverdale West Land Use Plan.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned RA (One Acre Residential) and designated as Urban under the Official Community Plan. The Highest and Best Use for this property is rezoning to meet the proposed new RM-23 zone and future subdivision in accordance with the provisions of the zone.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property will allow for future park development as envisioned under the North Cloverdale West Land Use Plan.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owners subject to Council approval by September 15, 2004. Completion is to take place 15 days after the registration of the approved subdivision plan in the Land Title Office.

CONCLUSION

Approval of this acquisition will provide necessary land for future park in the North Cloverdale West area as envisioned under the Land Use Plan.

Paul Ham, P.Eng. General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site
- III. Park Dedication Areas