



Corporate Report

NO: R128

COUNCIL DATE: May 30, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: May 26, 2005
FROM: General Manager, Engineering FILE: 0870-20/241/C
SUBJECT: Land Acquisition For Park
(18615 - 58 Avenue)

RECOMMENDATION

That Council authorize the acquisition of PID No. 018-708-447 (18615 - 58 Avenue) for park open space as set out in the Official Community Plan for the Cloverdale area.

DISCUSSION

1. Property Location: 18615 - 58 Avenue

This property is located in the Cloverdale area and has an area of 80,397 ft. ² or 1.85 acres. Acquisition of this land will provide an important link in the Cloverdale greenway.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RF (Single Family Residential) and designated as Urban under the Official Community Plan. The Highest and Best Use for this property would be hobby farm use contiguous with one or more of the adjacent residential lots.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property will allow for the future development of the linear park system envisioned under the Cloverdale greenway.

4. Contract of Purchase and Sale

Appraisal Summary

An accredited appraiser on staff prepared a market value appraisal. Based on this appraisal, staff have negotiated a Contract of Purchase and Sale Agreement with the owners subject to Council approval by May 30, 2005.

2004 B.C. Assessment Data

18615 - 58 Avenue

Land:	\$41,500
Improvements:	<u>Nil</u>
Total:	\$41,500

CONCLUSION

This acquisition is required to provide a necessary connection between previously acquired portions of the greenway in the Cloverdale area.

The terms of this agreement are considered reasonable. Approval of this acquisition will provide a linear park system in accordance with the Cloverdale greenway plan.

The Finance Department has confirmed that funds for this acquisition have been identified in the Parks Acquisition DCC Reserve.

Paul Ham, P.Eng.
General Manager, Engineering

PH/EE/mpr/brb

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c.c. - General Manager, Finance, Technology & HR Dept.

Appendices

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