# Corporate Report

NO: R160

COUNCIL DATE: June 27, 2005

#### **REGULAR COUNCIL**

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TO:	Mayor & Council	DATE:	June 21, 2005
FROM:	General Manager, Engineering	FILE:	0870-20/347/C
SUBJECT:	Land Acquisition For Park (13893 Fraser Highway)		

## RECOMMENDATION

That Council authorize the partial acquisition of PID No. 006-845-924 (13893 Fraser Highway) for park open space as set out in the Quibble Creek greenway plan for the Whalley area.

#### DISCUSSION

### 1. Property Location: 13893 Fraser Highway

The portion of the property to be acquired is unimproved and has an area of 56,893 ft.<sup>2</sup> or 1.31 acres. 44,434 ft.<sup>2</sup> is under a BC Hydro power line, while 13,068 ft.<sup>2</sup> is unencumbered.

## 2. Zoning, Plan Designations, and Land Uses

The subject property is part of an existing motel development, is zoned CTA (Tourist Accommodation Zone), and is designated as Multiple Residential/Low Rise Residential under the Official Community Plan.

## **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 Quibble Creek greenway plan.

#### 4. Contract of Purchase and Sale

A market value appraisal was prepared by Stan Wong, AACI, an independent accredited appraiser with the firm of Hooker Umlah Craig Lum. The appraiser looked at the most pertinent sales for land situated under and directly adjacent to BC Hydro power line rights of-way. Based on the appraisal, staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by June 28, 2005. Completion is to take place upon registration of a Subdivision Plan in the Land Title Office.

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# CONCLUSION

This is the second to last acquisition necessary to connect the Quibble Creek greenway from 93A Avenue to 102 Avenue in the Whalley area.

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

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c.c. - General Manager, Finance, Technology & Human Resources

# **Appendices**

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