



# Corporate Report

**NO: R171**

**COUNCIL DATE: July 18, 2005**

## REGULAR COUNCIL

<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>July 11, 2005</b>
<b>FROM:</b>	<b>General Manager, Engineering</b>	<b>FILE:</b>	<b>0870-20/352/F</b>
<b>SUBJECT:</b>	<b>Land Acquisition for Park 6572 - 194 Street</b>		

## RECOMMENDATION

That Council authorize the partial acquisition of ± 20,559 ft.<sup>2</sup> (.47 acres) from PID 012-657-786 (6572 - 194 Street) for park/open space as set out in the East Clayton Land Use Plan.

## DISCUSSION

### 1. **Property Location: 6572 - 194 Street**

This property is located in the East Clayton Land Use Plan and has an area of 192,897 ft.<sup>2</sup> or 4.428 acres. The purpose of the acquisition is to provide the linear park as envisioned under the East Clayton Land Use Plan.

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

The subject property is zoned RA (One Acre Residential) and is designated as Urban under the Official Community Plan. The subject property is currently under application for an 83 unit RM-30 development. The Highest and Best Use for this property would be redevelopment in accordance with the land use and highest density that would be approved for the subject site under the East Clayton Land Use 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 as set out under the East Clayton Land Use Plan.

### 4. **Contract of Purchase and Sale**

An accredited appraiser on staff prepared the market value appraisal. Based on the appraisal, staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by July 18, 2005. Completion is to take place upon registration of the subdivision plan in the Land Title Office.

## CONCLUSION

The terms of this agreement are considered reasonable. Approval of this acquisition will provide necessary land for linear park in accordance with the East Clayton Land Use Plan.

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

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General Manager, Engineering

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

Appendices

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