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Corporate Report

NO: R172

COUNCIL DATE: July 18, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: June 30, 2005

FROM: General Manager, Engineering FILE: 0870-20/352/H

SUBJECT: Land Acquisition for Park

6660/6684 - 192 Street, 6657/6685 - 194 Street

RECOMMENDATION

That Council authorize the partial acquisition of $\pm42,207$ ft.² (.97 acres) from PID 008 637 857 (6660 - 192 Street), PID 008-637-822 (6684 - 192 Street), PID 014 295 521 (6657 - 194 Street), PID 008-534-373 (6685 - 194 Street) for park/open space as set out in the East Clayton Land Use Plan.

DISCUSSION

1. Property Location: 6660/6684 - 192 Street, 6657/6685 - 194 Street

These properties are located in the East Clayton Land Use Plan and have an area of 407,575 ft.² or 9.356 acres. The partial taking has an area of $\pm 42,207$ ft² (.97 acres). An additional 20,388 ft² (.47 acre) portion of park is also being acquired from the subject property under the 5% parkland dedication requirement of the Community Charter. The purpose of the acquisition is to provide parkland 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 Highest and Best Use for these properties would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject sites under the East Clayton Land Use Plan.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of these properties will allow for the future development of a neighbourhood park as envisioned under the East Clayton Land Use Plan.

4. Contract of Purchase and Sale

A market value appraisal was prepared by Darla Leyler, an independent accredited appraiser with the firm of Carmichael Wilson Property Consultants Ltd.

Based on the appraisal, staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by July 12, 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 park/open space 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.

Paul Ham, P. Eng. 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