?

Corporate Report

NO: R173

COUNCIL DATE: July 18, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: July 8, 2005

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

SUBJECT: Land Acquisition for Park

6673/6685/6711 - 196 Street

RECOMMENDATION

That Council authorize the partial acquisition of \pm 28,310 ft² (.65 acres) from PID 008-542-848 (6673 - 196 Street), PID 008-542-821 (6685 - 196 Street), PID 004-615-743 (6711 - 196 Street) for park/open space as set out in the East Clayton Land Use Plan.

DISCUSSION

1. Property Locations: 6673/6685/6711 - 196 Street

These properties are located in the East Clayton Land Use Plan and have a combined area of 288,169 ft² or 6.62 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 properties are currently under application for a 120 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.

> Paul Ham, P. Eng. General Manager, Engineering

 $\begin{array}{l} EE/amg \\ \text{j:property|admin|corprpts|2005|07111305-ee.doc} \\ \text{AMG } 7/18/05 \text{ 9:00 AM} \end{array}$

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

Appendices

- Site Plan
- II. Aerial Photograph of Site