



Corporate Report

216
2005

NO:

COUNCIL DATE: October 3,

REGULAR COUNCIL

TO:	Mayor & Council	DATE:	September 21, 2005
FROM:	General Manager, Engineering	FILE:	0870-20/356/A
SUBJECT:	Land Acquisition for Park 19471 - 72 Avenue		

RECOMMENDATION

That Council authorize the acquisition of 103,832 ft.² (2.38 acres) from PID 002-387-158 (19471 - 72 Avenue) for park/open space as set out in the East Clayton Land Use Plan.

DISCUSSION

1. Property Location: 19471 - 72 Avenue

This property is located in the East Clayton Land Use Plan and has an area of 103,832 ft.² or 2.38 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 Suburban under the Official Community Plan. The Highest and Best Use for this property would be as a holding site for future urban residential development in accordance with the stated land use policies of the East Clayton North Extension Neighbourhood Concept 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.

Initially, it was hoped that only the area of the Greenway would need to be acquired at this time. However, as the Greenway is a sustainable portion of the property, it has proven impossible to purchase just the area which is required for park purposes as per the Neighbourhood Concept Plan Land Use Plan. The owner would only entertain the entire sale of the parcel. Following acquisition of this parcel, the City intends seeking disposal of portions of this parcel along the east property line which would conform with the ultimate park layout of the area. This would be done as per City policies for land sales and will require Council approval. Proceeds of the partial sale will go back into the parkland acquisition fund for future acquisitions.

4. Contract of Purchase and Sale

Staff have negotiated an agreement based upon an independent accredited appraisal subject to Council approval by September 13, 2005. Completion is to take place upon registration of documentation in the Land Title Office

on October 14, 2005.

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

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

Appendices

I. Aerial Photograph of Site

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