



Corporate Report

NO: R194

COUNCIL DATE: September 25, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: September 15, 2006

FROM: General Manager, Engineering FILE: 0870-20/307C
General Manager, Parks, Recreation & Culture

SUBJECT: Land Acquisition for Cloverdale Town Centre
5747 - 176A Street

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 8,265$ ft.² (.19 acres) from PID 001-592-599 (5747 - 176A Street) for park/open space as set out in the Cloverdale Town Centre Plan and Urban Design Concept.

DISCUSSION

1. Property Location: 5747 - 176A Street

This property is located in the Cloverdale Town Centre Plan and Urban Design Concept and the partial taking has an area of $\pm 8,265$ ft.² (.19 acres). The purpose of the acquisition is to provide the linear park as envisioned under the Cloverdale Town Centre Plan and Urban Design Concept.

2. Zoning, Plan Designations and Land Uses

The subject property is zoned C-15 (Town Centre Commercial) and is designated as Town Centre under the Official Community Plan. The Cloverdale Town Centre Plan and Urban Design Concept identifies the subject as parks/open space. The Highest and Best Use for this property would be as a parking lot for the existing hotel operation.

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 Cloverdale Town Centre Plan and Urban Design Concept.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner, based on independent appraisal reports, subject to Council approval by September 26, 2006. 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 Cloverdale Town Centre Plan and Urban Design Concept.

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

Laurie Cavan
General Manager
Parks, Recreation & Culture

Paul Ham, P. Eng.
General Manager, Engineering

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c.c. - General Manager, Finance

Appendices

I. Aerial Photograph of Site