



# Corporate Report

NO: R114

COUNCIL DATE: MAY 28, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: May 22, 2007

FROM: General Manager, Engineering FILE: 0870-20/358/C/D  
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park  
2713 & 2741 - 160 Street

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of  $\pm 74,015$  ft.<sup>2</sup> (1.70 acres) from PID 011-364-432 (2713 - 160 Street) and PID 004-843-240 (2741 - 160 Street) for park/open space as set out in the Land Use Plan for Grandview Heights NCP Area One: Morgan Heights.

## DISCUSSION

### 1. Property Location: 2713 & 2741 - 160 Street

These properties are located in the Grandview Heights NCP Area One: Morgan Heights Land Use Plan and have a combined area of  $\pm 74,015$  ft.<sup>2</sup> or 1.70 acres. The purpose of the acquisition is to provide parkland as envisioned under the Grandview Heights Area One: Morgan Heights NCP 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 Grandview Heights Area One: Morgan Heights NCP 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 Grandview Heights Area One: Morgan Heights NCP Land Use Plan.

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

A market value appraisal was prepared by Darla Seyler, 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 May 29, 2007. 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 Grandview Heights Area One: Morgan Heights NCP Land Use Plan.

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