



Corporate Report

NO: R116

COUNCIL DATE: May 28, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: May 23, 2007

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

SUBJECT: Land Acquisition for Park and Community Detention Pond
(15940 - 28 Avenue)

RECOMMENDATION

The Engineering Department recommends that Council authorize the acquisition of $\pm 34,607$ ft.² ($\pm 3,215$ m²) PID 011-364-513 (15940 - 28 Avenue) for park/open space as set out in the Grandview Heights Neighbourhood Concept Plan for Area 1: Morgan Heights.

DISCUSSION

1. Property Location: 15940 - 28 Avenue

This property is located in the Grandview Heights Neighbourhood Concept Plan and has an area of 78,407 ft.² (1.80 acre). The purpose of the $\pm 34,607$ ft.² ($\pm 3,215$ m²) acquisition is to provide parkland as envisioned under the Grandview Heights Neighbourhood Concept Plan. The remaining $\pm 43,800$ ft.² ($\pm 4,069$ m²) is being acquired for a community detention pond from the vendor who is developing the lands immediately to the west. The acquisition of the pond area is being facilitated through the developer's Servicing Agreement (Development Application 7806-0250).

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential). The Highest and Best Use is as a short term holding site for future development.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property will be required to form part of the proposed park/open space in the Grandview Heights Neighbourhood Concept Plan.

4. Contract of Purchase and Sale

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 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 Neighbourhood Concept 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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Appendices

I. Aerial Photograph of Site