



Corporate Report

NO: R123

COUNCIL DATE: June 11, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 6, 2007

FROM: General Manager, Engineering
General Manager, Parks, Recreation and Culture FILE: 0870-20/265/D

SUBJECT: (1) Land Acquisition for Park
10298 & 10330 - 146 Street, 14650 - 104 Avenue
(2) Sale of City Park Land
14706 - 104 Avenue

RECOMMENDATION

The Engineering Department recommends that Council authorize:

1. (a) the full acquisition of PID 005-572-151 (10298 - 146 Street);
(b) the partial acquisition of $\pm 4,092$ ft.² (.09 acre) from PID 002-153-572 (10330 - 146 Street); and
(c) the partial acquisition of $\pm 82,764$ ft.² from PID 025-086-138 (14650 - 104 Avenue) for park/open space addition to Hjorth Road Park.
2. the sale of PID 004-092-902 (14706 - 104 Avenue) as parkland not required for the Hjorth Road Park concept plan.

DISCUSSION

A. Acquisition of Park Land

1. Property Location: 10298 & 10330 - 146 Street, 14650 - 104 Avenue

The acquisition site consists of three contiguous parcels of lands located to the west of the existing Hjorth Road Park. These properties are:

(a) 10298 - 146 Street

This unimproved site is a full acquisition with a total area of 21,183.ft.² (.49 acre). The subject property is located on the east side of 146 Street, south of 104 Avenue.

(b) Portion of 10330 - 146 Street

This unimproved site has a total area of 12,527 ft.² (.29 acre) and the proposed acquisition is 4,092 ft.² (.09 acre). The subject property is located on the east side of 146 Street, south of 104 Avenue.

(c) Portion of 14650 - 104 Avenue

The subject property to be purchased is the rear 82,764 ft.² (1.9 acre) portion of the site located to the south of the Real Canadian Superstore. This site is located on the south side of 104 Avenue, east of 146 Street.

2. Zoning, Plan Designations, and Land Uses

10298 - 146 Street and 10330 - 146 Street are zoned RF (Single Family Residential). The main part of 14650 - 104 Avenue has a (C-35) Downtown Commercial zoning, while the rear portion (one of the subject properties) has an (RF) Single Family Residential Zone designation. All three subject properties are designated Multiple Residential under the Official Community Plan. The Highest and Best Use for these three properties would be redevelopment in accordance with the land use and highest density that would be approved for the subject sites.

3. Purpose of the Acquisition

Hjorth Road Park - Guildford Athletic Park

Hjorth Road Park is a designated community park for Guildford. Community parks provide for sub areas within the City, and include a variety of sports fields and other recreational amenities. Hjorth Road Park is presently 6.76 hectares (16.7 acres) in size and contains the Guildford RCMP detachment, a popular outdoor swimming pool, a playground, four softball diamonds, and two soccer fields. In 2000 the Parks, Recreation and Culture Department targeted the properties owned by Loblaw's Properties Limited on 146 Street for acquisition, in order to expand the park to accommodate the additional playing fields required to meet growing demands for soccer.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner, based on an independent appraisal, subject to Council approval by June 12, 2007. Completion is to take place upon the owner receiving approval to develop the remainder lands for parking, and registration of the subdivision plan in the Land Title Office.

CONCLUSION

This acquisition is essential to provide necessary land for parkland as set out for Hjorth Road Park. The Finance Department has confirmed that funds for this acquisition have been identified in the Parks Acquisition DCC Reserve.

B. Sale of Park Land

1. Property Location: 14706 - 104 Avenue

This City parkland is located on the south side of 104 Avenue directly east of the Real Canadian Superstore.

2. Zoning, Plan Designations, and Land Uses

This property is zoned C-8 (Community Commercial Zone). The property is designated Multiple Residential under the Official Community Plan. 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.

3. Purpose of the Sale

The Parks, Recreation and Culture Department has determined that the sale of this property will be required to reconfigure the parkland owned by the City, to conform with the Hjorth Road Park 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 June 12, 2007. Completion is to take place upon the completion of the acquisition of parkland and the subsequent registration of the subdivision plan in the Land Title Office.

CONCLUSION

This sale is required to remove parkland that is not required for the Hjorth Road Park concept plan.

Laurie Cavan
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Parks, Recreation & Culture

Paul Ham, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site