



Corporate Report

NO: R124

COUNCIL DATE: June 11, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 7, 2007
FROM: General Manager, Engineering FILE: 0870-20/219D
General Manager, Parks, Recreation and Culture
SUBJECT: Land Acquisition for Park
6988 - 150 Street

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 6,131$ ft.² (± 569.6 m²) from PID 012-134-945 (6988 - 150 Street) for park and open space as set out in the East Newton South Land Use Plan.

DISCUSSION

1. Property Location: 6988 - 150 Street

The subject property is located in the East Newton South Land Use Plan and has an area of ± 2.39 acres (9,672 m²). The proposed partial acquisition required from this property has an area of $\pm 6,131$ ft.² (± 569.6 m²). An additional $\pm 10,413$ ft.² (967.4 m²) portion of the property will also be acquired through its current development application (Project No. 7905-0085 - encompassing two other properties located at 7016 and 7026 - 150 Street) as the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide for park and open space as envisioned under the 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 and Urban Single Family Residential and Park and Open Space on the Land Use 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 under the Land Use Plan.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the partial acquisition of this property will allow for the future development of park and open space as envisioned under the Land Use Plan.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner for the required portion of the property at its appraised market value, subject to Council approval by June 14, 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 for park and open space in accordance with the 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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Appendices

I Aerial Photograph of Site