



Corporate Report

NO: R127

COUNCIL DATE: June 11, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 5, 2006
FROM: General Manager, Engineering FILE: 0870-20/354/C
General Manager, Parks, Recreation, and Culture
SUBJECT: Land Acquisition for Park
12941 & 12995 Highway No. 10

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 5,770$ ft.² (.13acre) from PID No. 007-485-298 (12941 Highway No. 10) and a partial acquisition of $\pm 5,716$ ft.² (.13 acre) from PID No. 007-485-069 (12995 Highway No. 10) for park/open space as set out in the West Newton Highway 10 Land Use Plan.

DISCUSSION

1. Property Location: 12941 Highway No. 10 & 12995 Highway No. 10

These properties are located in the West Newton Highway 10 Land Use Plan and are currently under Development Application No. 7904-0091. The proposed partial taking required from 12941 Highway No. 10 is $\pm 5,770$ ft.² (± 536 m²) & the partial taking required from 12995 Highway No. 10 is $\pm 5,716$ ft.² (± 531 m²). An additional $\pm 21,593$ ft.² ($\pm 2,006$ m²) portion of park is also being acquired from 12941 Highway No. 10 & 12995 Highway No. 10 under the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide the linear park as envisioned under the West Newton Highway 10 Land Use Plan.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and designated as Urban under the Official Community Plan. The Highest and Best Use for both properties would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject sites under the West Newton Highway 10 Land Use Plan.

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 envisioned under the West Newton Highway 10 Land Use Plan.

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 registration of the subdivision plan in the Land Title Office.

CONCLUSION

This acquisition is required to provide necessary land for linear park as set out in the West Newton Highway 10 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