



Corporate Report

NO: R129

COUNCIL DATE: June 11, 2007

REGULAR COUNCIL

TO: Mayor & Council
DATE: June 6, 2006

FROM: General Manager, Engineering
General Manager, Parks, Recreation & Culture
FILE: 0870-20/380/A

SUBJECT: Land Acquisition for Park
19027 & 19057 - 72 Avenue

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of a total area of $\pm 42,917 \text{ ft.}^2$ (± 0.99 acres) from PID No. 000-572-420 (19027 - 72 Avenue) and PID No. 003-034-771 (19057 - 72 Avenue) for park/open space as set out in the East Clayton Neighbourhood Concept Plan Extension.

DISCUSSION

1. Property Location: 19027 & 19057 - 72 Avenue

These properties are located in the East Clayton NCP Extension and are currently under Development Application No. 7906-0174. The proposed partial taking required from 19027 & 19057 - 72 Avenue is a total of $\pm 42,917 \text{ ft.}^2$ ($\pm 3,987 \text{ m}^2$). An additional $\pm 10,237 \text{ ft.}^2$ ($\pm 951 \text{ m}^2$) portion of park is also being acquired from 19027 & 19057 - 72 Avenue under the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide the neighbourhood park as envisioned under the East Clayton NCP Extension.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and designated as Suburban 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 East Clayton NCP Extension.

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 parkland envisioned under the East Clayton NCP Extension.

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 park as set out in the East Clayton NCP Extension.

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