



Corporate Report

NO: R156

COUNCIL DATE: JUNE 25, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 21, 2007
FROM: General Manager, Engineering FILE: 0870-20/196/A
SUBJECT: Land Acquisition for Park
222 - 172 Street & 17375 - 2 Avenue

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of $\pm 84,930$ ft.² (± 1.95 acres) from PID No. 000-640-794 (222 - 172 Street) and PID No. 002-836-831 (17375 - 2 Avenue) for park/open space as set out in the Douglas Land Use Plan.

DISCUSSION

1. Property Location: 222 - 172 Street & 17375 - 2 Avenue

These properties are located in the Douglas Land Use Plan and have a combined area of $496,618$ ft.² or 11.4 acres. These two properties form part of a larger subdivision development of 58 acres. The proposed partial takings have an area of $\pm 84,930$ ft.² ($\pm 7,890$ m²). An additional $\pm 126,157$ ft.² ($\pm 11,720$ m²) portion of park is also being acquired from 222 - 172 Street & 17375 - 2 Avenue under the 5% parkland dedication requirement of the Local Government Act. The purpose of the acquisition is to provide parkland as envisioned under the Douglas Land Use Plan.

2. Zoning, Plan Designations, and Land Uses

The subject properties are zoned RA (One Acre Residential) and designated as Urban under the Official Community Plan. The Highest and Best Use for the property would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject sites under the Douglas 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 parkland as envisioned under the Douglas Land Use 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 26, 2007. Completion is to take place upon registration of the subdivision plan 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 Douglas 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