



# Corporate Report

NO: R180

COUNCIL DATE: JULY 23, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: July 11, 2007

FROM: General Manager, Engineering FILE: 0870-20/352/R  
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park  
6520 - 194 Street

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of  $\pm 15,496 \text{ ft.}^2$  ( $\pm 1,439.6 \text{ m}^2$ ) and  $\pm 10,050 \text{ ft.}^2$  ( $\pm 933.7 \text{ m}^2$ ) from PID 012-657-778 (6520 - 194 Street) for linear open space as set out in the East Clayton Land Use Plan.

## DISCUSSION

### 1. Property Location: 6520 - 194 Street

The subject property is located in the East Clayton neighbourhood and has an area of  $\pm 192,361 \text{ ft.}^2$  or  $\pm 4.416$  acres. The proposed partial takings required from this property are comprised of two individual areas measuring  $\pm 15,496 \text{ ft.}^2$  ( $\pm 1,439.6 \text{ m}^2$ ) and  $\pm 10,050 \text{ ft.}^2$  ( $\pm 933.7 \text{ m}^2$ ) in size. The purpose of the acquisition is to provide parkland as envisioned under the East Clayton Land Use Plan.

### 2. Zoning, Plan Designations and Land Uses

The subject property is zoned RA (One Acre Residential), is designated as Urban under the Official Community Plan, and Medium/High Density and Public Open Space/Park on the Land Use Plan. The Highest and Best Use for this property would be redevelopment in accordance with the East Clayton Land Use Plan. The current application identifies 124 multi-family residential units, which equates to 28 units per acre (42 units per net acre, after road and park dedications).

### **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 a linear park 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 portions of the property at a purchase price that reflects market value, subject to Council approval by July 26, 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 park/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

AW/mpr

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## Appendices

### **I Aerial Photograph of Site**