



Corporate Report

NO: R201

COUNCIL DATE: September 10, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: August 29, 2007
FROM: General Manager, Engineering FILE: 0870-20/243/D
General Manager, Parks, Recreation and Culture
SUBJECT: Land Acquisition for Park
(6070 - 148 Street)

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of a total of $\pm 21,097$ ft.² (± 4.8 acres) from PID No. 012-136-174 (6070 - 148 Street) for park/open space as set out in the South Newton Neighbourhood Concept Plan Land Use Plan.

DISCUSSION

1. Property Location: 6070 - 148 Street

This property is located in the South Newton NCP and is currently under Development Application No. 7905-0182. The proposed partial taking required from 6070 - 148 Street is $\pm 21,097$ ft.² ($\pm 1,960$ m²). The purpose of the acquisition is to provide the parkland as envisioned under the South Newton NCP.

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 the property would be redevelopment in accordance with the land uses and highest densities that would be approved for the subject site under the South Newton NCP. The proposed use for the subject property is a 75-unit townhouse development. Consequently, there will be no 5% park dedication.

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 as set out under the South Newton NCP.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner, based on a staff appraisal, subject to Council approval by September 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 South Newton NCP.

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