



Corporate Report

NO: R126

COUNCIL DATE: July 14, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: July 9, 2008

FROM: General Manager, Engineering FILE: 0870-20/189K
General Manager, Parks, Recreation and Culture

SUBJECT: Land Acquisition for Park
19146 - 72 Avenue

RECOMMENDATION

The Engineering Department recommends that Council authorize the partial acquisition of ± 1.87 acres from PID 004-036-581 (19146 - 72 Avenue) for parkland as set out in the East Clayton Land Use Plan.

DISCUSSION

1. Property Location: 19146 - 72 Avenue

The subject property is located in the East Clayton Land Use Plan and has an area of ± 4.553 acres. The proposed partial taking required from 19146 - 72 Avenue has an area of ± 1.87 acres and is vacant. Approximately 0.85 acre of the acquisition area is encumbered by two statutory rights-of-way, benefiting Terasen Gas and Metro Vancouver.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential) and is designated as Suburban under the Official Community Plan and a mix of Low, Medium, & Medium-High Density on the East Clayton NCP. The Highest and Best Use for this property would be redevelopment in accordance with the land use and highest density that would be approved for the subject site under the East Clayton Land Use Plan.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the partial acquisition from this property would finalize the park acquisition requirements to complete this park and school site as envisioned under the East Clayton Land Use Plan.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner at the independently appraised market value, subject to Council approval by July 15, 2008. 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 would provide park space in accordance with the East Clayton 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

Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mpr/brb

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Appendices

I Aerial Photograph of Site