



Corporate Report

NO: R239

COUNCIL DATE: December 15, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: December 12, 2008
FROM: General Manager, Engineering FILE: 8380-184/E
General Manager, Parks, Recreation & Culture
SUBJECT: Land Acquisition for Park - 7044 - 148 Street

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council authorize the acquisition of the property at 7044 - 148 Street (PID 012-134-767) for parkland in accordance with the East Newton South Land Use Plan.

DISCUSSION

1. Property Location: 7044 - 148 Street

This unimproved property is located in the East Newton South Land Use Plan and has an area of 104,987 ft.² (2.41 acres). The purpose of the acquisition is for parkland as envisioned under the East Newton South Land Use Plan.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned RA (One Acre Residential). The Highest and Best Use would be redevelopment as a residential subdivision under either an RF-9 or RF-12 Zone.

3. Purpose of the Acquisition

The Parks, Recreation and Culture Department has determined that the acquisition of this property as park / open space is necessary in support of the build-out of the East Newton South Land Use Plan. This property will now provide enough site area to proceed with construction of phase I of the active components of this neighbourhood park. There are no other parks in this NCP with sport fields, and the dramatic build-out of the NCP has resulted in the neighbourhood lacking active amenities. The closest sport fields to this area are across busy arterial roads such as 72 and 64 Avenues, more than one mile away.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by December 16, 2008. The purchase price was determined by an independent, accredited appraiser and completion is to take place upon registration in the Land Title Office. The purchase price for this property has dropped by approximately 20% since May 2008, reflecting changes in market conditions.

CONCLUSION

Staff are satisfied that the terms of the purchase agreement are reasonable. This acquisition will add to the parkland requirements for this location in accordance with the East Newton South Land Use Plan.

The Finance Department has confirmed that funds for this acquisition have been identified in the Parks Acquisition DCC Reserve.

Vincent Lalonde, P.Eng.
General Manager, Engineering



Laurie Cavan
General Manager
Parks, Recreation & Culture

EE/mpr/brb

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Appendix I - Aerial Photograph of Site