



Corporate Report

NO: R013

COUNCIL DATE: February 9, 2009

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 19, 2009**
FROM: **General Manager, Engineering** FILE: **0870-20/380/C**
General Manager, Parks, Recreation and Culture
SUBJECT: **Land Acquisition for Park**
18993 - 72 Avenue and 19021 - 72A Avenue

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the partial acquisition of PID No. 003-034-763 (18993 - 72 Avenue) and PID No. 027-195-970 (19021 - 72A Avenue) for parkland in accordance with the East Clayton Neighbourhood Concept Plan Extension.

DISCUSSION

1. **Property Location: 18993 - 72 Avenue & 19021 - 72A Avenue**

The subject properties are located within the East Clayton NCP Extension area. The land is unimproved with a total area of 3.65 acres. A combined partial taking of .51 acres of unencumbered land is required from the two properties. In addition .23 acres is required for parkland from the portion of the subject lands encumbered by a Terasen gas right-of-way. The purpose of the acquisition is for parkland as envisioned under the East Clayton NCP Extension.

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 RM-30 townhouse development.

3. **Purpose of the Acquisition**

The Parks, Recreation and Culture Department has determined that the acquisition of these portions of land as park/open space is necessary in support of the build-out of the East Clayton NCP Extension. This property will complete the parkland requirements at this location.

4. Contract of Purchase and Sale

Staff have negotiated a Contract of Purchase and Sale Agreement with the owner subject to Council approval by February 10, 2009. The purchase price was determined by an independent, accredited appraiser and completion is to take place upon registration of the subdivision plan in the Land Title Office.

CONCLUSION

Staff are satisfied that the terms of the purchase agreement are reasonable. This acquisition will complete the parkland requirements for this location in accordance with the East Clayton NCP Extension.

The Finance Department has confirmed that funds for this acquisition are available in the Parks Acquisition DCC Reserve.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I. Aerial Photograph of Site