

NO: **R122**

COUNCIL DATE: **July 13, 2009**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 9, 2009**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

FILE: **0851-01**

SUBJECT: **City Property at 2284 - 165 Street**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the transfer of the City property located at 2284 - 165 Street from the City's surplus land inventory to the City's park inventory and authorize a transfer of funds equal to the value of the subject lot from the Parks Acquisition Fund to the Municipal Land Reserve Fund.

## BACKGROUND

Lands purchased for park purposes are funded through the Parks Acquisition Fund ("PAF"), which is, in turn, funded either by parkland acquisition DCCs or 5% cash in lieu payments related to land development applications. From time to time, City-owned lands that were purchased from general revenue sources are required for park purposes. When such land is designated for park purposes, an internal transfer of funds is necessary from the PAF to the Municipal Land Reserve Fund based on the current market value of the redesignated land.

The City acquired the subject 9.6 acre property located at 2284 - 165 Street with funds from general revenue. The site is currently leased on a month-to-month basis to the Sunnyside Saddle Club for equestrian purposes. The site is relatively flat and cleared of vegetation, with trees around its perimeter. The property is zoned A-1 (General Agricultural) and is being held by the City as undesignated land.

## DISCUSSION

The Preferred Land Use Concept of Grandview Heights Area #2 NCP has designated the subject property as "Future Park" adjacent to a future elementary school site. This is consistent with the Parks, Recreation and Culture Strategic Plan, which identifies that each new NCP should have a large, integrated-use neighbourhood park. It is anticipated that this park will have an informal multi-use sport field and parking lot shared by the school and the park. Other possible amenities for the site include youth amenities, early childhood play areas, ball courts, a walking track around the park perimeter, and community gardens along with tree preservation in the northwest corner of the park. The park design will be finalized based on community consultation prior to development in the future when sufficient amenity funds are available from development within the NCP area. The Saddle Club will continue to use the site on a month-to-month basis pending its future development as a neighbourhood park.

### Appraised Value

A market value estimate of the subject property has been determined by an independent appraisal and is as follows:

$$9.6 \text{ acres} \times \$850,000 \text{ per acre} = \$8,160,000$$

Subject to Council approval of the recommendation of this report, the Finance Department will transfer \$8,160,000 from the PAF to the Municipal Land Reserve Fund to reflect the transfer of the lands from the City's undesignated inventory to the City's park inventory.

### CONCLUSION

Based on the above discussion, it is recommended that Council approve the transfer of the City property located at 2284 - 165 Street from the City's surplus land inventory to the park inventory and authorize a transfer of funds equal to the value of the subject lot from the Parks Acquisition Fund to the Municipal Land Reserve Fund.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.  
General Manager  
Engineering

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Appendix I. Aerial Photograph of 2284 – 165 Street

*“all area calculations contained in this report are approximate and subject to final survey”*