

NO: **R079**

COUNCIL DATE: **April 23, 2012**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 18, 2012**

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

FILE: **o870/20-243/B**

SUBJECT: **Acquisition of Property from 6106, 6146, & 6178 - 148 Street for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of a portion of the property at 6106 - 148 Street (PID No. 007-276-630) and 6146 - 148 Street (PID 012-136-115) for parkland in accordance with the South Newton Neighbourhood Concept Plan.

DISCUSSION

1. **Property Location: 6106, 6146, & 6178 - 148 Street**

The properties at 6106, 6146, & 6178 - 148 Street are located in the South Newton NCP area and are the subject of Development Application no. 7910-0293. A portion of the lots at 6106 & 6146 - 148 Street, respectively, having a total area of 26,351 ft.² (2448 m²) is required for park purposes. An additional 2.68 acre area of land is being acquired by dedication from this development as a condition of approval of the subject development application, which dedication is for riparian area protection as required by the Department of Fisheries and Oceans.

2. **Zoning, Plan Designations, and Land Uses**

The subject properties are zoned RA (One Acre Residential) and A-1 (General Agricultural Zone) and are designated "Urban" in the Official Community Plan. The Highest and Best Use for this property is illustrated on the plan attached as Appendix II to this report.

3. **Purpose of the Acquisition**

The South Newton NCP identifies the need for a greenbelt through the subject properties to provide a pedestrian linkage to Cambridge Elementary School. This acquisition provides a 10 m wide corridor for this pathway. The land proposed for acquisition also contains specimen trees and will provide views of the natural areas being dedicated for riparian protection as referenced above.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner. This agreement is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before April 23, 2012. Sale completion is to take place upon registration of the subdivision in the Land Title Office.

5. Sustainability Considerations

Acquiring the subject property supports the objectives of the City's Sustainability Charter; in particular, the following action items:

SC6 – Accessible and appropriately located services within the City, including recreation, arts, culture, and customer service locations; and

EN13 – Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

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

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. This acquisition will assist in providing parks/open space in the South Newton area as anticipated by the South Newton NCP.

Laurie Cavan
General Manager
Parks, Recreation & Culture

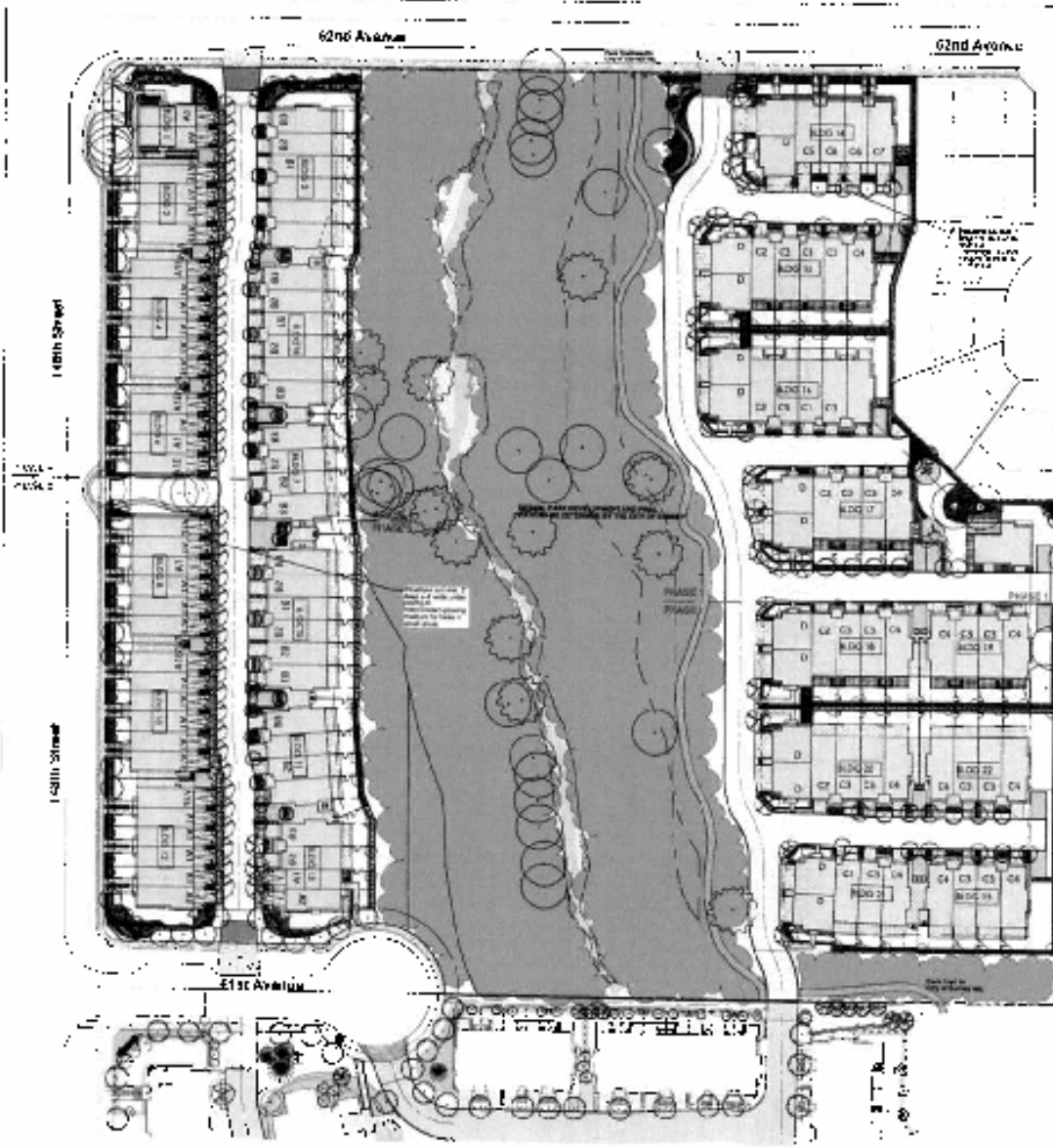
Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/EE/mpr/brb

g:\wp-docs\2012\admin\cr\03301229-ee (md) vl.docx
BRB 4/18/12 5:11 PM

Appendix I: Aerial Photograph of Site
Appendix II: Landscape Plan

APPENDIX II



Item No.	Description	Quantity	Unit	Notes
1	Site Preparation	1	Lot	
2	Grading	1	Lot	
3	Excavation	1	Lot	
4	Foundation	1	Lot	
5	Structural Steel	1	Lot	
6	Concrete	1	Lot	
7	Masonry	1	Lot	
8	Roofing	1	Lot	
9	Interior Finishes	1	Lot	
10	Exterior Finishes	1	Lot	
11	MEP Installation	1	Lot	
12	Site Work	1	Lot	
13	Landscaping	1	Lot	
14	Signage	1	Lot	
15	Security	1	Lot	
16	Accessibility	1	Lot	
17	Energy Efficiency	1	Lot	
18	Water Conservation	1	Lot	
19	Waste Management	1	Lot	
20	Fire Safety	1	Lot	
21	Emergency Preparedness	1	Lot	
22	Health and Safety	1	Lot	
23	Community Engagement	1	Lot	
24	Historic Preservation	1	Lot	
25	Architectural	1	Lot	
26	Engineering	1	Lot	
27	Construction Management	1	Lot	
28	Environmental	1	Lot	
29	Legal	1	Lot	
30	Financial	1	Lot	
31	Marketing	1	Lot	
32	Operations	1	Lot	
33	Maintenance	1	Lot	
34	Security	1	Lot	
35	Accessibility	1	Lot	
36	Energy Efficiency	1	Lot	
37	Water Conservation	1	Lot	
38	Waste Management	1	Lot	
39	Fire Safety	1	Lot	
40	Emergency Preparedness	1	Lot	
41	Health and Safety	1	Lot	
42	Community Engagement	1	Lot	
43	Historic Preservation	1	Lot	
44	Architectural	1	Lot	
45	Engineering	1	Lot	
46	Construction Management	1	Lot	
47	Environmental	1	Lot	
48	Legal	1	Lot	
49	Financial	1	Lot	
50	Marketing	1	Lot	

NOTES:

1. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
3. The contractor shall maintain access to all adjacent properties at all times.
4. The contractor shall be responsible for protecting all existing utilities and structures on the site.
5. The contractor shall be responsible for the removal and disposal of all debris and waste materials.
6. The contractor shall be responsible for the installation and maintenance of all safety equipment and signage.
7. The contractor shall be responsible for the implementation of all environmental and sustainability measures.
8. The contractor shall be responsible for the coordination of all trades and subcontractors.
9. The contractor shall be responsible for the maintenance of accurate records and documentation throughout the project.
10. The contractor shall be responsible for the timely completion of the project within the specified budget and schedule.

LEGEND:

- 1. Existing Building Footprint
- 2. Proposed Building Footprint
- 3. Existing Parking
- 4. Proposed Parking
- 5. Existing Landscaping
- 6. Proposed Landscaping
- 7. Existing Utilities
- 8. Proposed Utilities
- 9. Existing Structures
- 10. Proposed Structures
- 11. Existing Site Features
- 12. Proposed Site Features

SCALE: 1" = 10'-0"

DATE: 10/20/2023

PROJECT: PANORAMA 404 TH 61101, BC

DESIGNER: [Signature]

DATE: 10/20/2023

PROJECT: PANORAMA 404 TH 61101, BC

SCALE: 1" = 10'-0"

dk
DIVERSIFIED KIMBERLY CLARK

PANORAMA 404 TH 61101, BC

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

DATE: 10/20/2023

PROJECT: PANORAMA 404 TH 61101, BC

SCALE: 1" = 10'-0"