

NO: **R084**

COUNCIL DATE: **May 6, 2013**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 30, 2013**

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

FILE: **o870/20-482/A/B**

SUBJECT: **Acquisition of Properties at 10347 & 10357 - 133 Street for Parkland**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the properties at 10347 - 133 Street (PID No. 009-703-811) and at 10357 - 133 Street (PID No. 000-630-659), respectively, to provide parkland for a neighbourhood-scale park in City Centre.

DISCUSSION

1. **Property Location: 10347 & 10357 - 133 Street**

The properties at 10347 - 133 Street and 10357 - 133 Street, which are located adjacent to one another in City Centre, are required for park purposes. These properties are illustrated on Appendix I attached to this report and have a combined area of 3,411 m² (36,720 ft²).

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

The subject properties are zoned RF (Single Family Residential) Zone and are designated "Multiple Residential" in the Official Community Plan. The Highest and Best Use for these properties would be redevelopment to City Centre uses and densities.

3. **Purpose of the Acquisition**

As part of the Stage 2 component of the City Centre Plan development process the Parks, Recreation and Culture Department has identified these properties as being at a suitable location for a neighbourhood park in the City Centre. The acquisition will also resolve the alignment of 103A Avenue between 132 Street and 133 Street with a future consolidation of City lands and the subsequent dedication of 103A Avenue as road. The 103A Avenue alignment at this location is a component of the overall planned City Centre Road Network between 132 Street and King George Boulevard.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the properties. Each agreement was supported by an appraisal completed by an accredited, independent appraiser. These agreements are subject to City Council approval on or before May 6, 2013. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

5. Sustainability Considerations

Acquiring the subject property supports the objectives of the City's Sustainability Charter. In particular, the proposed land acquisition supports the following Sustainability Charter Scope 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 these acquisitions are available in the Park Acquisition Program.

CONCLUSION

The terms of the purchase and sale agreements are considered reasonable. These acquisitions will assist in providing park/open space in the City Centre area.

Laurie Cavan
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Parks, Recreation & Culture

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General Manager, Engineering

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Appendix I: Aerial Photograph of Lots at 10347 and 10357 – 133 Street

