

NO: R179

COUNCIL DATE: July 25, 2016

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **July 7, 2016**

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

FILE: **o870-20/354K & L**

SUBJECT: **Acquisition of Properties at 12871 and 12885 No. 10 (58 Avenue) Highway**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of a portion of the properties at 12871 No. 10 (58 Avenue) Highway (PID: 010-199-314) and 12885 No. 10 (58 Avenue) Highway (PID: 010-199-284) for park/linear pathway purposes, as illustrated on the attached Appendix "I".

Property Location: 12871 No. 10 (58 Avenue) Highway and 12885 No. 10 (58 Avenue) Highway

The properties at 12871 No. 10 (58 Avenue) Highway and 12885 No. 10 (58 Avenue) Highway (the "Properties") are located in the West Newton/Highway 10 Neighbourhood Concept Plan. The related Development Application No. 7915-0038-00 received preliminary layout approval on November 5, 2015. A total of 1,461.2 m² (0.36 acre) from the Properties, illustrated on the aerial photograph attached as Appendix "I" to this report, is being acquired as a park/linear pathway. The remainder of the Properties are being developed with approximately 80 townhouse units, as generally and conceptually illustrated in Appendix "II" attached to this report.

Zoning, Plan Designations, and Land Uses

The subject Property is zoned as RA (One Acre Residential) and designated Urban in the Official Community Plan. The Highest and Best Use of the portion of the Property to be acquired is for townhouse development as permitted under the RM-30 zone.

Purpose of the Acquisition

The acquisition of this property will provide for the continuation of the linear park system in the West Newton/Highway 10 NCP area.

Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owner of the Properties. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before July 27, 2016. Sale completion will take place upon registration of the subdivision in the Land Title Office.

Funding for Purchase

The Finance Department has confirmed that funds for these acquisitions are available in the Park Acquisition Program.

SUSTAINABILITY CONSIDERATIONS

Acquiring the Property portions supports the objectives of the City's Sustainability Charter. In particular, these acquisitions relate to the Sustainability Charter themes of Built Environment and Neighbourhoods and Health and Wellness. Specifically, these acquisitions support the following Desired Outcomes:

- Buildings and Sites DO 15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Neighbourhoods and Urban Design SD 6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre; and
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities.

CONCLUSION

The terms of the purchase and sale agreement are considered reasonable. These acquisitions will assist in providing park/open space in the West Newton/Highway 10 area.

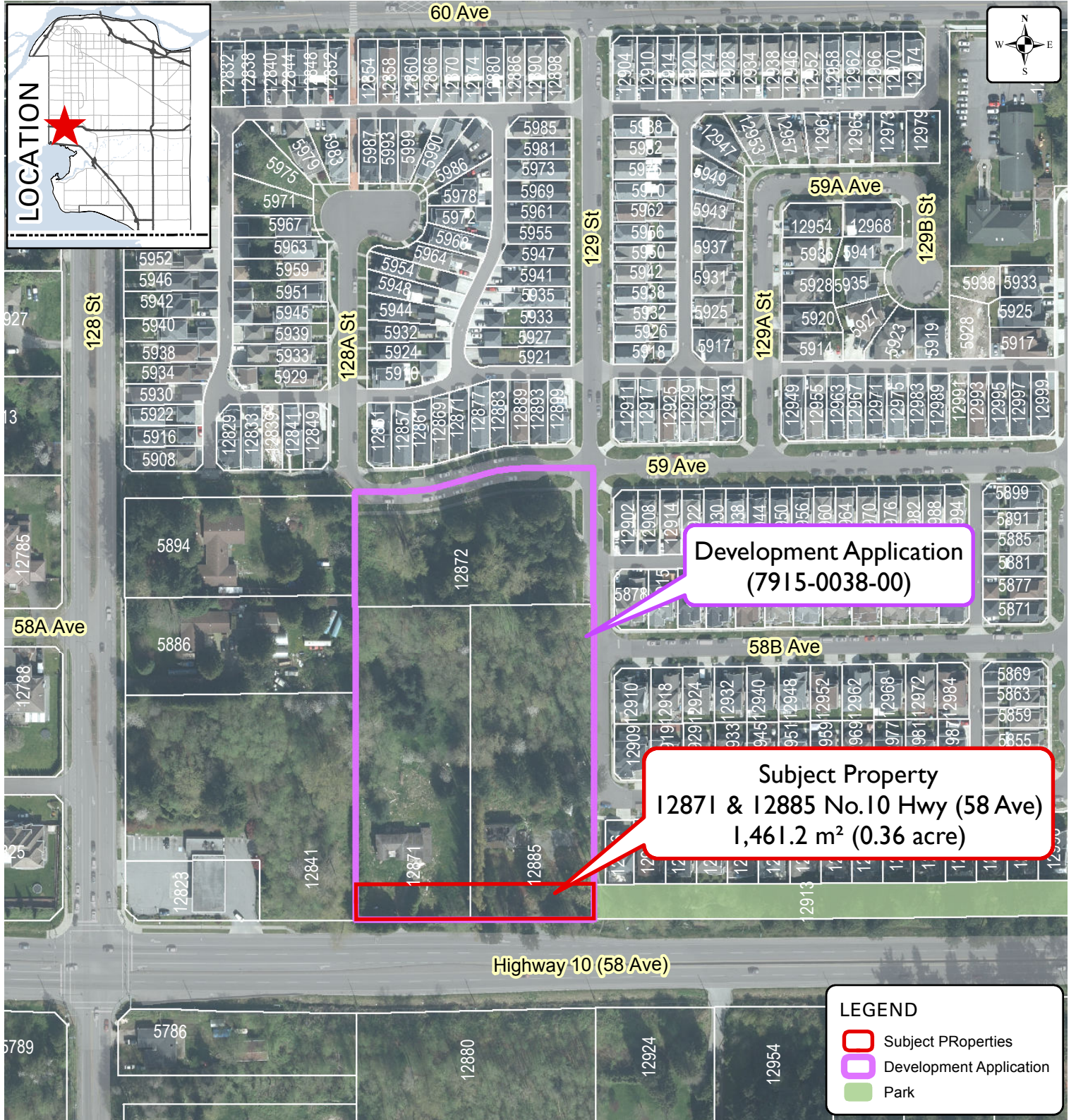
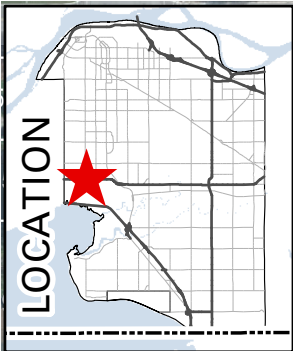
Fraser Smith, P.Eng, MBA
General Manager,
Engineering

Laurie Cavan,
General Manager,
Parks, Recreation & Culture

EE/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Layout Concept

AERIAL PHOTOGRAPH OF SITE



Development Application
(7915-0038-00)

Subject Property
12871 & 12885 No.10 Hwy (58 Ave)
1,461.2 m² (0.36 acre)

LEGEND

- Subject Properties
- Development Application
- Park

Produced by GIS Section: 07-Jul-2016, JJR

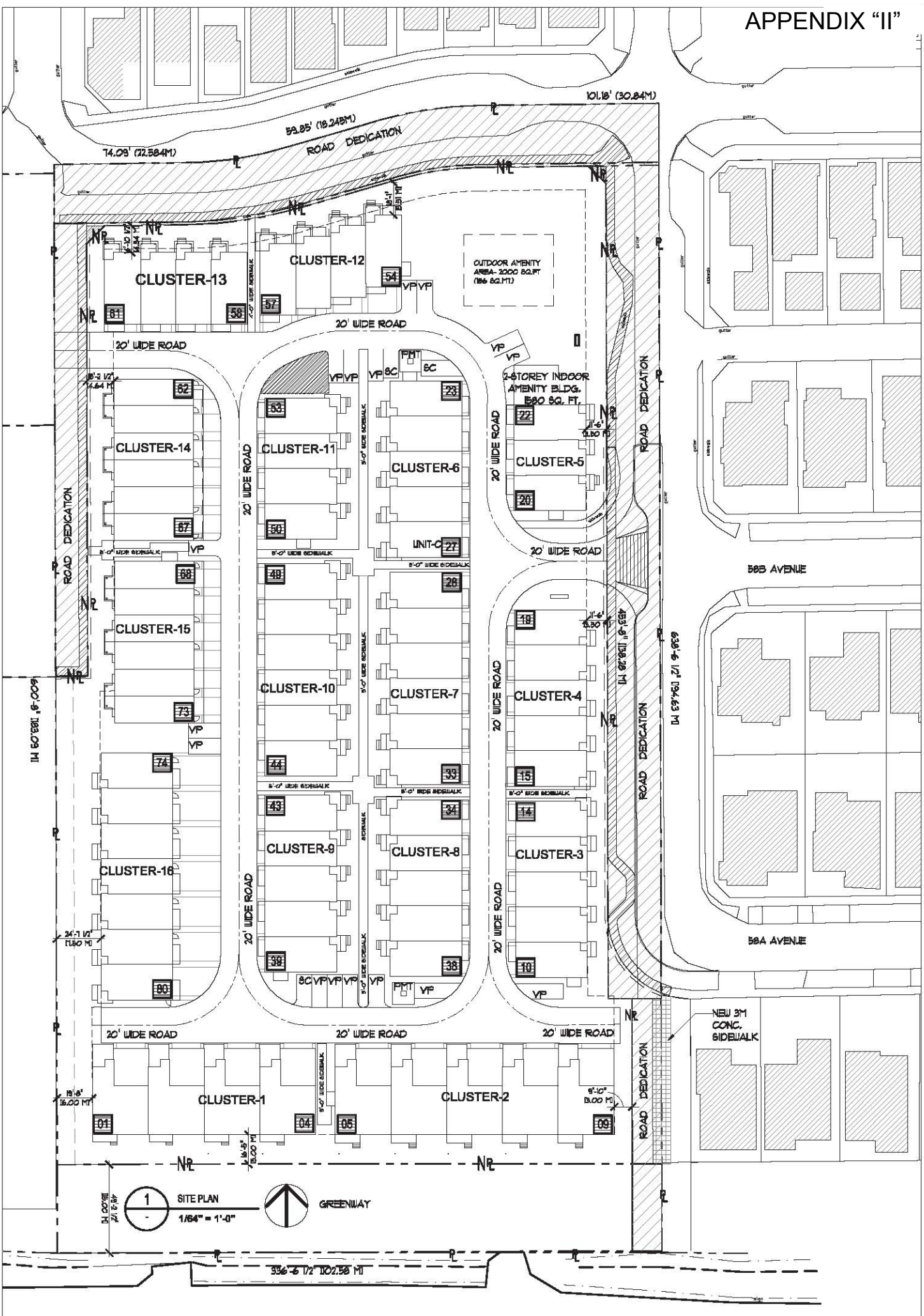
Aerial Photo: April 5, 2015

Scale: 1:2,300 0 20 M



SUBJECT PROPERTY
12871 & 12885 No.10 Hwy (58 Ave)

**ENGINEERING
DEPARTMENT**



1 SITE PLAN
 1/8" = 1'-0"
 GREENWAY

58B AVENUE

58A AVENUE

NEW 3M CONC. SIDEWALK

OUTDOOR AMENITY AREA- 2000 SQ.FT (186 SQ.MT)

2-STOREY INDOOR AMENITY BLDG. 690 SQ. FT.

8CVFVPVP VP

VP

PMT

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

VP

111 50' 0" (15.24 M)

24'-1 1/2" (7.39 M)

19'-8" (6.00 M)

111 50' 0" (15.24 M)

21'-8 3/4" (6.62 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

19'-5 1/2" (5.95 M)

7'-0" (2.13 M)

18'-2 1/2" (5.54 M)

8'-0" (2.44 M)

8'-0" (2.44 M)

8'-0" (2.44 M)

8'-0" (2.44 M)

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

483'-9 1/2" (148.20 M)

483'-9 1/2" (148.20 M)

483'-9 1/2" (148.20 M)

638'-6 1/2" (194.63 M)

638'-6 1/2" (194.63 M)

638'-6 1/2" (194.63 M)

101.18' (30.84 M)

59.85' (18.249 M)
ROAD DEDICATION

74.08' (22.584 M)

14'-1 1/2" (4.39 M)

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK

8'-0" WIDE SIDEWALK