REGULAR COUNCIL

TO: Mayor and Council
FROM: General Manager, Parks, Recreation and Culture
Acting General Manager, Engineering
DATE: January 30, 2014
FILE: 0870-20/438A

SUBJECT: Acquisition of Property at 16272 - 24 Avenue 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 16272 - 24 Avenue (PID No. 011-101-652) for parkland in accordance with the Sunnyside Heights Neighbourhood Concept Plan, all as generally described in this report.

DISCUSSION

1. Property Location: 16272 - 24 Avenue

The property at 16272 - 24 Avenue (The “Property”) has an area of 10.00 acres and is located within the Sunnyside Heights NCP area. A 4.98 acre portion of the Property is required for park purposes. A Statutory Right-of-Way (“SRW”) for sanitary sewer purposes will also be registered on the park property once the detailed design for the SRW alignment has been completed. The Property is illustrated on Appendix I attached to this report.

2. Zoning, Plan Designations, and Land Uses

The Property is zoned RA (One Acre Residential). In accordance with the Sunnyside Heights NCP, the northerly part of the Property is designated for multi-family residential development and the southerly part is designated as “park”.

3. Purpose of the Acquisition

The Sunnyside Heights NCP identifies a neighbourhood scale park in the area of the Property. The acquisition of part of the Property as proposed is consistent with the NCP and will act to protect a mature stand of oak and Douglas fir trees located on the Property, a stand of trees that is considered a landmark in the neighbourhood. The park will serve the residents of Grandview as a walkable destination for passive recreation opportunities including a playground and picnicking.
4. **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the entity that controls the Property. This agreement is supported by an appraisal completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before February 4, 2014. 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 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 this acquisition are available in the Park Acquisition Program.

**CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The proposed acquisition will assist in providing park/open space as anticipated by the Sunnyside Heights NCP.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Gerry McKinnon
Acting General Manager, Engineering

Appendix I: Aerial Photograph of Site