

NO: R019

COUNCIL DATE: January 31, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 19, 2022**

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

FILE: **o870-20/598A**

SUBJECT: **Acquisition of Property at 17419 – 16 Avenue for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the property at 17419 – 16 Avenue (PID# 010-199-438) for parkland purposes, as illustrated on the attached Appendix “I”.

## INTENT

The intent of this report is to seek Council’s approval to purchase 17419 - 16 Avenue (the Property”) for parkland purposes.

## DISCUSSION

### Property Description:

The Property is a 6,475m<sup>2</sup> (1.6-acre) rectangular lot located in the Darts Hill NCP.

### Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) Zone and is designated Conservation and Recreation in the Official Community Plan. The highest and best use of the Property, absent the park designation, is for townhouse development at a density of 20 - 24 units per acre.

### Purpose of the Acquisition

This acquisition is part of the planned Biodiversity Conservation Corridor parkland in the Darts Hill NCP, with a small portion for road dedication for future 16 Avenue widening. This land is envisioned to be natural habitat and have future trails for residents to enjoy in their community. Park planning and design will be completed at a later date.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owner of the Property. 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 February 2, 2022. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

## **FUNDING**

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Acquisition Program.

## **SUSTAINABILITY CONSIDERATIONS**

Acquiring the Property supports the objectives of the City's Sustainability Charter 2.0. In particular, the acquisition relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Health and Wellness. Specifically, this acquisition supports the following Desired Outcome ("DO") and Strategic Direction ("SD"):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- Wellness and Recreation SD6: Provide opportunities for all residents, especially children, to interact with green spaces and trees.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. This acquisition is part of the planned parkland in the Darts Hill NCP, providing protection for the Biodiversity Conservation Corridor.

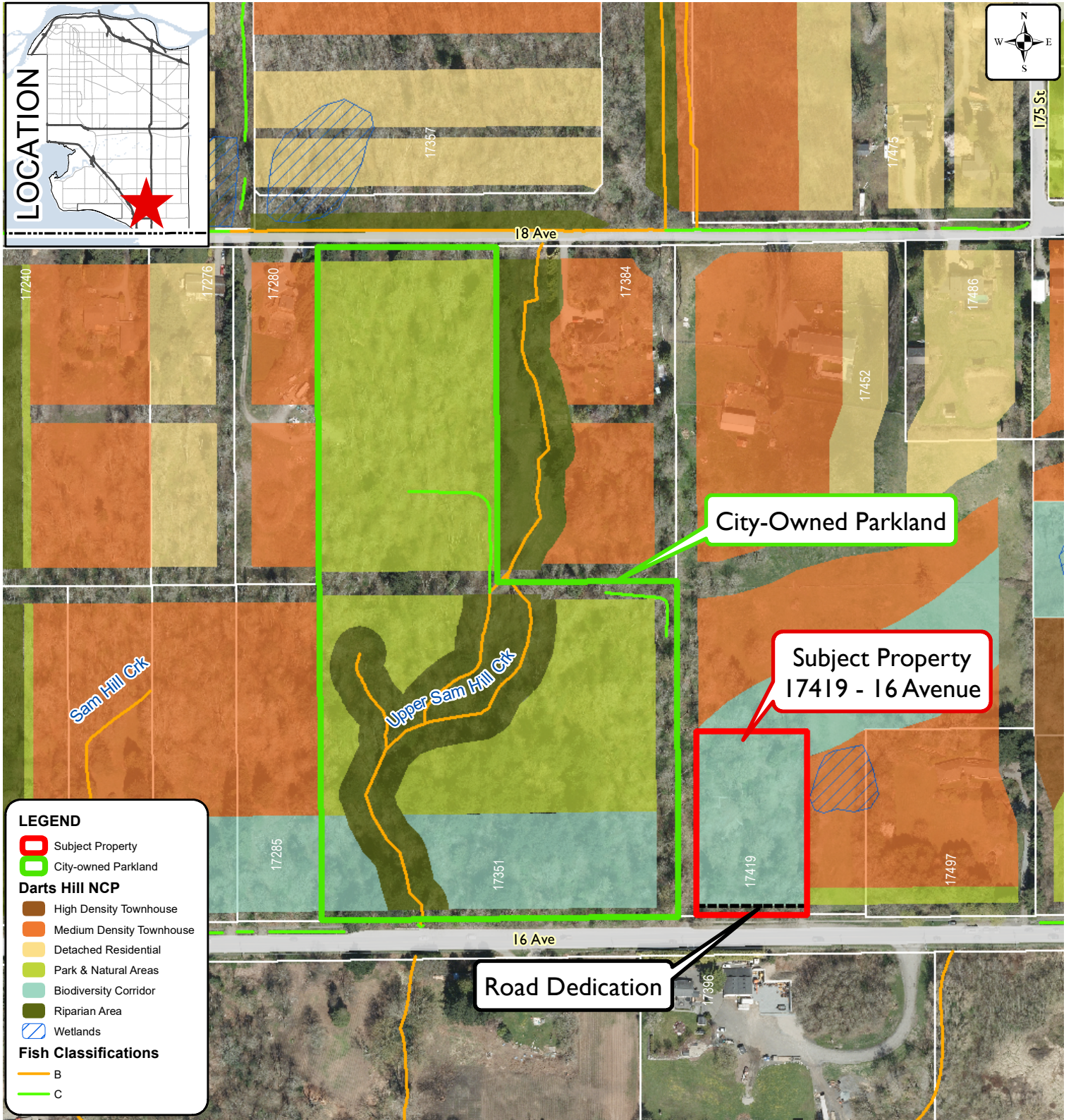
Scott Neuman, P. Eng.  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

Appendix "I": Aerial Photograph of Site

BLO/rr/js

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



**SUBJECT PROPERTY**  
**17419 - 16 Avenue**

**ENGINEERING**  
**DEPARTMENT**