



# **Corporate** NO: R046

# **Report** COUNCIL DATE: March 12, 2001

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: March 7, 2001**

**FROM: General Manager, Engineering**    **FILE: 0541-226**

**SUBJECT: Lease of 6287 - 128 Street (Newton Reservoir)**

## **RECOMMENDATION**

That Council approve a \$1.00 per year lease of a  $\pm 1.258$  hectare ( $\pm 3.1$  acres) portion of 6287 - 128 Street (Newton Reservoir) from the Greater Vancouver Water District for park purposes for a 20 year term commencing April 1, 2001.

## **BACKGROUND**

The subject property is one of two properties proposed for a neighbourhood park in the West Newton South Neighbourhood Concept Plan (NCP). The proposed park was discussed in Corporate Report C250 (see attached Appendix IV), and Council authorized staff to negotiate with the Greater Vancouver Regional District (GVRD) to lease the property for park purposes.

The subject property comprises  $\pm 1.5$  hectares ( $\pm 3.72$  acres) and contains the GVRD Newton Reservoir and associated Works Yard. Only a 1.258 hectare portion of the property is being leased as the GVRD will retain use of the works yard located on the property for its operation and maintenance staff. The second property that would be used for the proposed park is a City-owned parcel located at 6275 - 128 Street. It is a  $\pm 1.29$  hectare ( $\pm 3.18$  acre) site which contains the City's Newton Pump Station.

The subject property is designated Urban in the Official Community Plan, and Park in the West Newton South NCP. It is zoned One Acre Residential (RA).

## **DISCUSSION**

The Parks, Recreation and Culture Department intends to commence development of the park in this year and

complete it over the next 3 years. The park design is underway and the conceptual layout is attached as Appendix 4. The proposed terms and conditions of the lease agreement have been agreed upon by the City and the GVRD and are as follows:

Site Area: 1.5 hectares (3.72 acres)

Leased Area: A ±1.258 hectare (+3.1 acres) portion of 6287 - 128 Street

Improvements: Newton Reservoir owned by GVWD

Purpose: Recreational and park purposes with rights to operate tennis courts and/or skateboards on the surface of the Reservoir

Zoning: One Acre Residential (RA)

OCP: Urban

Lease Term: Twenty years from April 1, 2001 and, upon expiry of the 20 year term, an option to extend the lease on a year-to-year basis thereafter

Lease Rate: Nominal rent of \$1.00 per year

Termination: The lease contract will contain early termination provisions

## CONCLUSION

The subject property is required for park purposes as provided for in the West Newton South NCP. The City and GVRD have agreed on the terms and conditions of the lease agreement. The lease arrangement represents a good use of the land at very low cost to the City. It is recommended that Council approve the lease of the property at 6287 - 128 Street to the City from the Greater Vancouver Water District for a term of 20 years.

Jorgen Johansen, P.Eng.  
General Manager, Engineering

AW/mpr

Attachments

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