



Corporate *NO: R024*

Report *COUNCIL DATE: February 28, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	February 6, 2002
FROM:	General Manager, Engineering	FILE:	8380-273
		NEW FILE:	0870-20
SUBJECT:	Sale of Surplus City Park Property (2292 - 134 Street) (Page 121)		

RECOMMENDATION

That Council:

1. approve the sale of the City land located at 2292 - 134 Street for consolidation purposes, subject to compliance with the appropriate notice provision of Section 87 of the Local Government Act; and
2. authorize the City Clerk to introduce a "Park Closure" by-law for consideration by Council.

BACKGROUND

1. Property Description

The City property located at 2292 - 134 Street is a 791 m² (±8,515 ft.²) "tot lot" park that is developed as a passive grassed area with a concrete walkway. It was dedicated for park as part of the 15% open space provision in a half-acre gross density development in 1993.

2. Plan Designations, Zoning and Land Uses

The subject property is zoned Half-Acre Residential Gross Density (RH-G), and is designated Suburban in the Official Community Plan. It is surrounded generally by single family homes, and backs onto the Elgin Park Secondary School.

DISCUSSION

As a “tot lot,” the City property located at 2294 - 134 Street has limited recreational value and a high unit cost of maintenance. The City has received many complaints from neighbours of students loitering and litter accumulating on the site. The adjacent owners at 2308 - 134 Street and 2276 - 134 Street have requested to purchase the subject property. The Parks, Recreation and Culture Department has confirmed that the property is surplus to the City's needs and supports the sale.

Since the subject property is only 791 m², it cannot be developed into a single family home under the RH-G zone. The Highest and Best Use is therefore consolidation with the adjacent residential lots.

Subject to Council approval and notice provisions in Section 187 of the Local Government Act, City staff have negotiated agreements for the disposal of the subject land to be shared equally by the adjacent owners. The City will receive compensation equivalent to the increase in value to the adjacent properties resulting from the consolidation. The sale will be subject to a “park closure” by-law and the subdivision and consolidation of the property with the adjacent lots. The buyers will pay the costs associated with the purchase.

The subject property is shown as “park” on its plan of subdivision. Sections 305.1 and 305.2 of the Local Government Act provide that the City may by a by-law dispose of land shown as “park” on a plan of subdivision. The City must give notice of the opportunity for the public to counter petition the by-law. The City must also place the sale proceeds in the Parks' acquisition fund.

CONCLUSION

The subject park located at 2292 - 134 Street is a “tot lot” that has limited recreational value. The Parks, Recreation and Culture Department has confirmed that this property is surplus to the City's needs and can be sold. Realty staff have negotiated agreements to sell the property to the adjacent owners at 2308 - 134 Street and 2276 - 134 Street. It is recommended that Council approve the closure and sale of the subject park and the concurrent consolidation with the adjacent lots as outlined in this report.

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Appendices

- I. Location Plan
- II. Site Plan
- III. Aerial Photograph