

Corporate Report

NO: R152

COUNCIL DATE: July 14, 2003



REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 9, 2003**

FROM: **General Manager,
Engineering** FILE: **0910-40/42
0541-017**

SUBJECT: **Transfer of Surplus City Land for Park
Purposes**
**(5439 - 123 Street - Formerly Colebrook Pit -
Map 80)**

RECOMMENDATION

That Council:

1. authorize the transfer of City-owned lands located at 5439 - 123 Street (Parcel Identifier: 022-384-400) to the Parks, Recreation and Culture Department, with the exception of ± 2.0 acres of land described in Recommendation 2;
2. authorize staff to first make application to subdivide an area of the subject lands containing ± 2.0 acres ~~of the southwesterly portion of the lands~~ to facilitate the potential future westerly extension of 53 Avenue, ~~prior to transfer of the balance (28.62 acres) of the subject lands.~~

BACKGROUND

1. Property Description

The subject City-owned land is located in the Panorama Ridge area and is comprised of a single legal parcel (5439 - 123 Street) containing an area of 30.62 acres. The City purchased the parcel of land in 1942 for Corporate purposes. The land was originally used as a site for gravel extraction and more recently has been used as a clean fill site.

2. Access

Primary access to the property is from 125A Street through an internal roadway within the adjacent Joe Brown Park. The property fronts, on its southerly boundary, the terminus of 53 Avenue, which is unconstructed at this location. Future road access to the subject lands from the south will be difficult due to the steep topography in the immediate area. A private roadway (Hillside Road) crosses the northwesterly corner of the subject lands. Pedestrian access to the site is provided over a pedestrian bridge along the property's north boundary from the south foot of 123 Street.

~~———— A ±2.0 acre subdivision (Recommendation 2) of the lands that are located in the southwesterly portion of the subject site will be subdivided, prior to transfer from the parent parcel, so as to provide a westerly extension of 53 Avenue.~~

3. Zoning and Land Use

The subject site is zoned RH (Half-Acre Residential Zone) single family residential and is designated as Suburban in the OCP.

4. Existing Lease

In June 1973 the City entered into a lease of a 2.816 acre portion of the subject lands with the Panorama Ridge Riding Club (a society registered under the Societies Act). The current lease with this club commenced on January 1, 1993 for a five year term ending December 31, 1997. Since 1998 the lease has been a month-to-month tenancy, but governed by the same terms and conditions contained within this lease document. Should Council authorize the transfer of the subject City lands for park purposes, it is the intent to continue to retain the riding club lease on a month-to-month basis.

DISCUSSION

The addition of the 28.62 acre portion of the former Colebrook Pit landssubject property to Joe Brown Park will substantially increase the size of this very well used and attractive community park. These lands are well suited for many passive and active recreational uses such as walking, hiking, equestrian, and wildlife observation. The terraced terrain of the property also provides excellent ocean views to the southwest. If this proposal is approved, in compliance with Sections 186 & 187 of the Local Government Act, a public notice of the City's intention to transfer the use of the subject lands from civic use to park use must be posted prior to completion.

The +/-2.0 acre portion of property referred to in Recommendation 2 is located in the southwest corner of the subject property. This portion of property is proposed to be retained as "City" land to facilitate the possible future westerly extension of 53 Avenue to provide access to the privately owned lands immediately west of the subject City lands (12158 Hillside Drive). These privately owned lands are currently accessed from New McLellan Road via Hillside Drive, which is considered a private road. Although these lands are not currently being considered for development, in the event that a development application is presented in future, the ±2.0 acre portion of City land would be available for sale to the applicant to provide legal and physical access to these lands. Any future sale of these City owned lands would be subject to Council approval and the public advertising requirements of the Local Government Act and would be at the then prevailing market value.

CONCLUSION

The City has owned the subject 30.62 acre parcel of land since 1942. During this period the property was utilized as a source of gravel (Colebrook Pit) and then later a clean fill site. The addition of a 28.62 acre portion of this property to Joe Brown Park will provide enhanced passive and active recreational opportunities for the Panorama Ridge and South Newton areas; therefore, staff recommend the transfer of this land, currently held for civic purposes, to allow for community park use.

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Staff also recommend the retention of a ±2.0 acre portion of the subject site to provide for possible future alternative access to the privately owned lands to the west.

Paul Ham, P.Eng.
General Manager, Engineering

DM/WP/mpr/brb

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Appendices

- I. Site Plan
- II. Aerial Photograph