



IN CAMERA

ADMINISTRATIVE REPORT

Report Date: December 14, 2010
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VanRIMS No.: 08-2000-21
Meeting Date: January 18, 2011

TO: Vancouver City Council

FROM: General Manager of Parks and Recreation
in consultation with the Director of Real Estate Services

SUBJECT: Park Acquisition for Memorial South Park: 995 East 45th Avenue

IN CAMERA RATIONALE

This report is recommended for consideration by Council in the In Camera agenda as it relates to Section 165.2(1) of the *Vancouver Charter*: (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city.

RECOMMENDATION

- A. THAT the Director of Real Estate Services be authorized to proceed with the acquisition of 995 East 45th Avenue, legally described as Parcel Identifier: 011-181-753, Lot C Blocks 15 and 16 South Part of District Lot 664 Plan 5321, at a cost of [...], source of funding to be the Park Board's 2006-2008 Land Acquisition Capital Account.
- B. THAT, upon gaining vacant possession, the Director of Real Estate Services be authorized to proceed with the demolition of the building at 995 East 45th Avenue, at an estimated cost of [...], source of funding to be the Park Board's 2006-2008 Land Acquisition Capital Account.

GENERAL MANAGER'S COMMENTS

The General Manager of Parks and Recreation recommends approval of A and B.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of A and B.

PARK BOARD POLICY

In 1992, Park Board approved the "Management Plan", which included the following land acquisition policy: "land will continue to be acquired and consolidated for park use in neighbourhoods with less than 1.1 hectares (2.75 acres) of park land per 1,000 residents and may be acquired in other areas if it has unique or special merit or increases public access to the waterfront".

PURPOSE

The purpose of this report is to request Council approval to acquire land that would be added to Memorial South Park.

BACKGROUND

Memorial South Park is a large (13.6 hectares or 33.7 acres) park bounded by East 41st Avenue, Prince-Albert Street, East 45th Avenue and Ross Street in the Sunset neighbourhood.



Memorial South Park offers a wide range of activities, including a children's playground, tennis courts, a lacrosse box, a synthetic turf playfield (installed in 2010), grass playfields, ball diamonds, a cricket pitch, and a running track (upgraded in 2010). The park has both formal landscaping, including an impressive allée of trees along the extension of Windsor Street, and significant natural features, including a pond and several groves of mature trees. The park was created in 1927 and has important historic features, including a fieldhouse (listed as an "A" heritage building) and a Cenotaph.

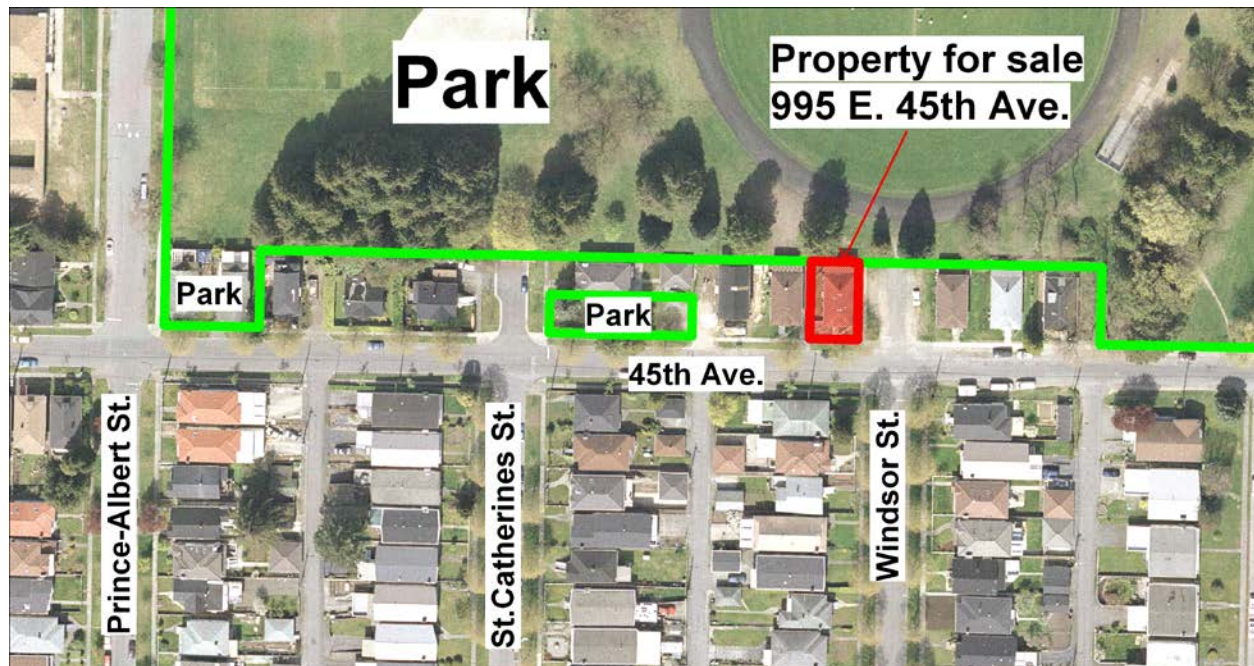
While the eastern third of Memorial South Park borders East 45th Avenue, the western two-thirds of the park abut private properties. The long term objective is to acquire these properties and extend the park south to East 45th Avenue, which would:

- result in a better edge to the park (facing a street versus facing the rear or side of homes);
- make the park more functional and more accessible to residents living south and southwest of the park;
- increase the size of the park by 0.45 hectares or 1.12 acres; and
- provide additional park to the Sunset community, which has a moderate park deficiency (0.7 hectares or 1.7 acres of 'neighbourhood park' per 1,000 residents in 2006, below the target of 1.1 hectares or 2.75 acres per 1,000 residents).

Of the thirteen properties along 45th Avenue, three are already owned by the City for park purposes, with the remaining ten properties privately owned.

DISCUSSION

On November 10, 2010, the property at 995 East 45th Avenue was listed for sale with an asking price of \$699,000. The parcel is 2,684 square feet (40.66 feet by 66 feet).



The City has offered [...] and the owner has indicated that they are ready to accept the City's offer, subject to Council approving the purchase. The Director of Real Estate Services is of the opinion that proposed purchase price is reasonable.

If the proposed acquisition is approved, staff will proceed with the demolition of the building at 995 East 45th Avenue, at an estimated cost of [...]. The building on the property is not on the Vancouver Heritage Register. Staff assess the potential for environmental concerns as low since the property has only been used for residential purposes. The Park Board would follow up with landscaping of the site, so that it can serve as an additional entrance into the park in the short term.

The Park Board is scheduled to consider this proposed acquisition on January 17, 2010.

FINANCIAL IMPLICATIONS

Sufficient funding is available in the Park Board's 2006-2008 Land Acquisition Capital Account to cover the land acquisition cost of \$655,000 and the related building demolition cost of \$40,000.

CONCLUSION

Acquisition of the property at 995 East 45th Avenue is recommended as part of a long-term plan to extend Memorial South Park south to East 45th Avenue.

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