



IN CAMERA

ADMINISTRATIVE REPORT

Report Date: June 13, 2012  
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VanRIMS No.: 08-2000-21  
Meeting Date: June 27, 2012

TO: Vancouver City Council

FROM: General Manager of Real Estate and Facilities Management Services and  
General Manager of Parks and Recreation

SUBJECT: Park Acquisition for Memorial South Park: 1019 East 45<sup>th</sup> 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 1019 East 45<sup>th</sup> Avenue, legally described as Parcel Identifier 008-860-050, Lot C Blocks 17 and 18 South Part of District Lot 664 Plan 5321, at a cost of \$775,000. Source of funding: Park Land Acquisition 2006-2008 Account, to be added to the 2012 Capital Budget from the "timing uncertain" category.
- B. THAT, upon gaining vacant possession, the General Manager of Real Estate and Facilities Management Services be authorized to proceed with the deconstruction of the building at 1019 East 45<sup>th</sup> Avenue, at an estimated cost of \$50,000. Source of funding: Park Land Acquisition 2006-2008 Account, to be added to the 2012 Capital Budget from the "timing uncertain" category.

***REPORT SUMMARY \****

The purpose of this report is to request Council approval to acquire a property that is part of an ongoing land assembly to complete Memorial South Park. Of the thirteen properties along the north side of 45th Avenue between Ross and Prince Edward Streets, four are already owned by the City for park purposes, with the remaining nine properties privately owned.

The Park Board is scheduled to consider this proposed acquisition on June 25, 2012.

***COUNCIL AUTHORITY/PREVIOUS DECISIONS \****

In 1992, Park Board approved the "Park Board 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".

This purchase aligns with the Greenest City Action goal to ensure Vancouver residents enjoy incomparable access to green spaces, including the world's most spectacular urban forest. (2009)

Since 2008, the City has acquired three properties adjacent to Memorial South Park: 827 East 45<sup>th</sup> Avenue, 6090 Prince Albert Street and 995 East 45<sup>th</sup> Avenue.

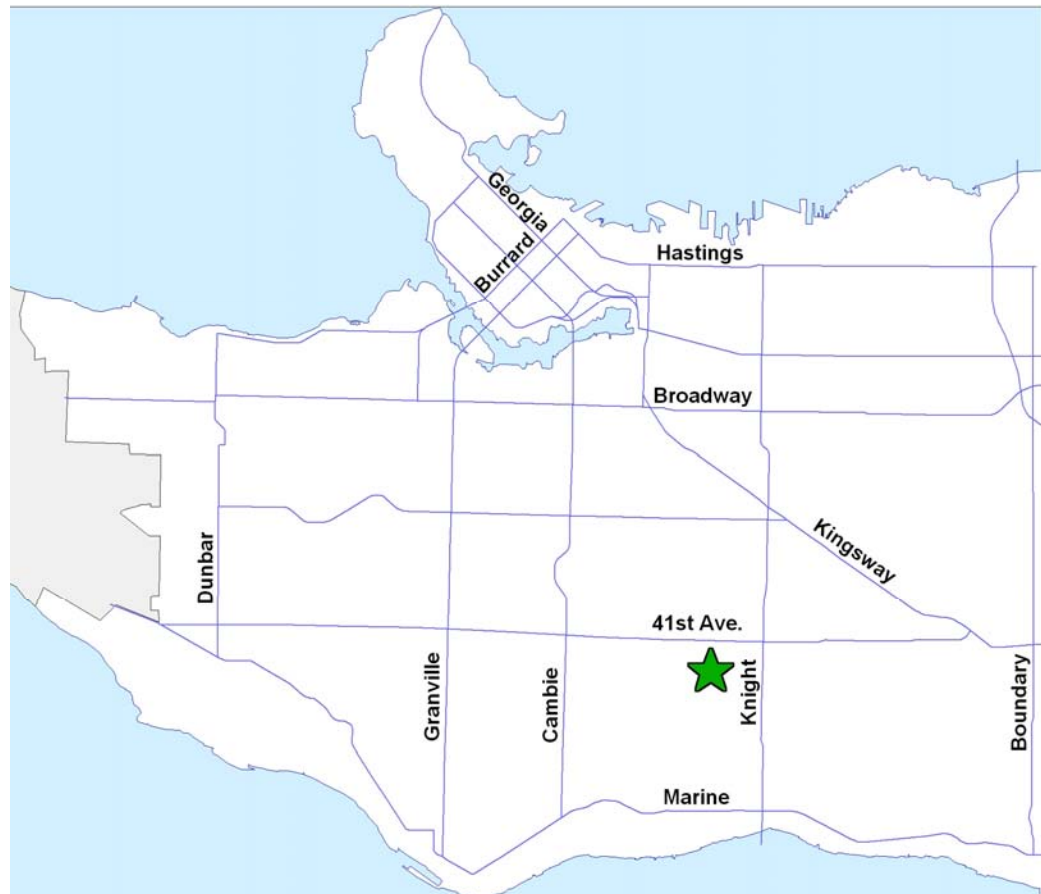
***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS \****

The City Manager and the General Managers of Parks and Recreation and Real Estate and Facilities Management Services recommend approval of A and B.

***REPORT***

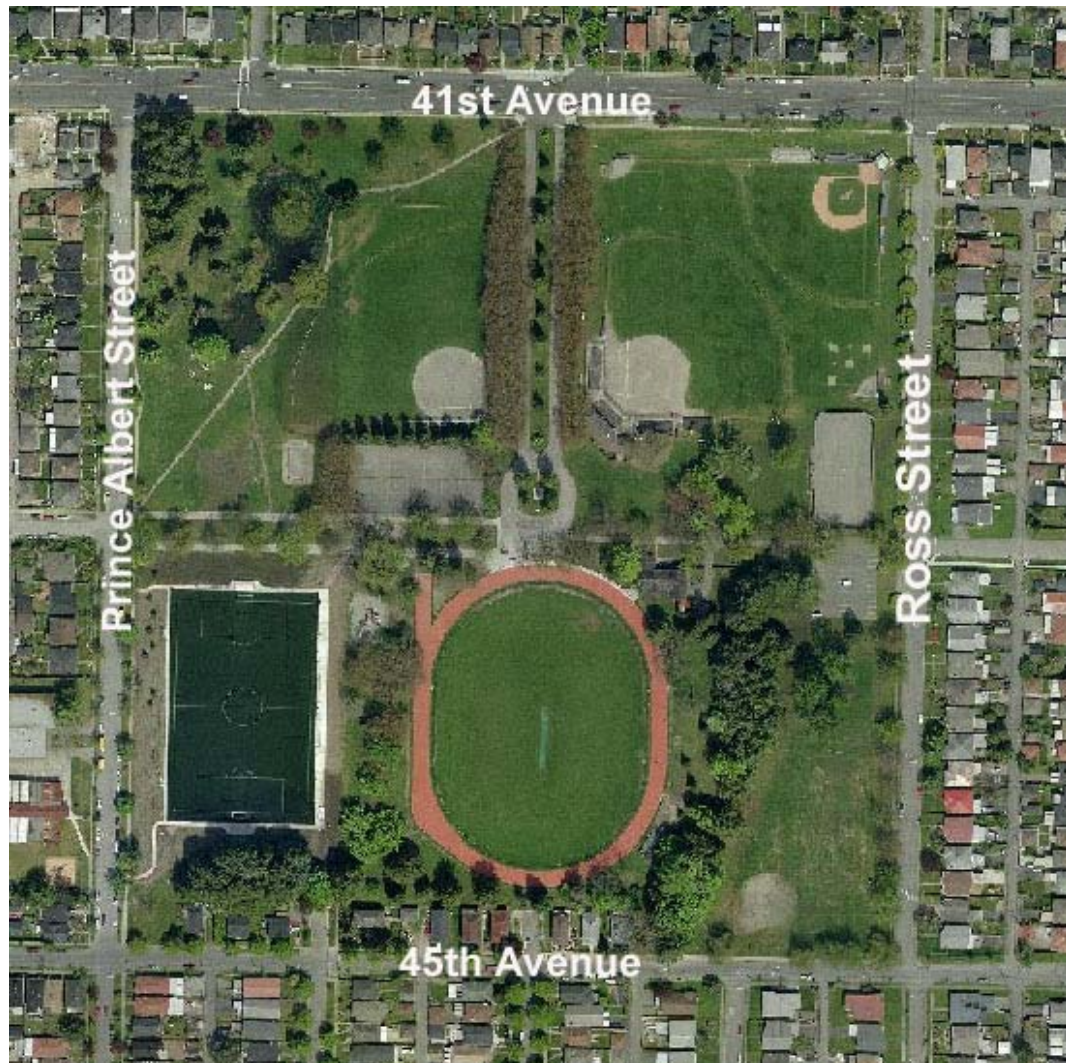
***Background/Context \****

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, grass playfields, ball diamonds, a cricket pitch, and a running track.

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.



### *Strategic Analysis \**

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, four are already owned by the City for park purposes, with the remaining nine properties privately owned.

On April 16, 2012, the property at 1019 East 45th Avenue was listed for sale with an asking price of \$825,000. The parcel is 2,684 square feet (40.66 feet by 66 feet).



The City has offered \$775,000 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 deconstruction of the building at 1019 East 45th Avenue, at an estimated cost of \$50,000. The Park Board would follow up with landscaping of the site afterwards.

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial \**

There is sufficient funding in the 2006-2008 Park Land Acquisition Account (approximately \$4.8 million) to cover proposed land acquisition and deconstruction of the building (\$825,000).

The funding source for the 2006-2008 Park Land Acquisition Account is City-wide Development Cost Levies (DCL). The site proposed to be acquired is within the City-wide DCL District, and the proposed activities (land acquisition and deconstruction of the building on site) are eligible DCL expenses.

Funds in the 2006-2008 Park Land Acquisition Account were carried forward into the 2012-2014 Capital Plan and categorized as "timing uncertain" when the 2012 Capital Budget was approved on February 14, 2012 (RTS 9454). If the

recommendations are approved by Council, a total of \$825,000 will be transferred from the "timing uncertain" category to the 2012 Capital Budget. This change will be included in the next quarterly report on Capital Budget Adjustments in September 2012.

Once converted to park, the site will require ongoing maintenance. Park Board staff estimate that the 2,684 square foot site will cost about \$1,000 per year to maintain, to be reviewed as part of the annual operating budget process.

*Environmental*

**Soil contamination:**

Staff assess the potential for environmental concerns as low since the property has only been used for residential purposes.

*Other*

**Heritage:**

The building on the property is not on the Vancouver Heritage Register.

*CONCLUSION \**

Acquisition of the property at 1019 East 45<sup>th</sup> Avenue is recommended as part of a long-term plan to extend Memorial South Park south to East 45<sup>th</sup> Avenue. The Director of Real Estate Services is of the opinion that the purchase price is reflective of fair market value.

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