

ADMINISTRATIVE REPORT

Report Date: April 3, 2013
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Meeting Date: April 9, 2013

TO: Vancouver City Council

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

SUBJECT: Park Land Acquisition at 3276 Yukon Street

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 3276 Yukon Street as shown on Appendix A, legally described as: PID 014-214-709 Amended Lot 30 (See 248607L) Block 502 District Lot 526 Plan 2354 (the "Subject Property"), at a cost of s.17(1).
- B. THAT upon gaining vacant possession, the General Manager of Real Estate and Facilities Management be authorized to proceed with the deconstruction of the building at 3276 Yukon Street, at an estimated cost of s.17(1).
- C. THAT the General Manager of Parks and Recreation be authorized to proceed with a temporary greening of the Subject Property, at an estimated cost of s.17(1).

Funding for the acquisition, deconstruction of the building, and the temporary greening of the Subject Property to be provided from the Park Land Acquisition 2006-2008 Account, to be added to the 2013 Capital Budget from the 'timing uncertain' category.

REPORT SUMMARY

The purpose of this report is to request Council approval to acquire the Subject Property for a future mini-park in a strategic location to provide access to nature in a park-deficient part of the Cambie Corridor.

The Park Board is scheduled to consider the proposed acquisition on April 8, 2013.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Approved by Council in 2011, the Greenest City Action Plan (GCAP) seeks to provide park, greenway or other green space within a five-minute walk of every resident.

Approved by Council in 2011, the Cambie Corridor Plan Phase 2 envisions 6-storey developments in Cambie Village with residential uses over commercial.

Approved by the Park Board in 1992, the Management Plan sets park land acquisition priorities for neighbourhoods that are park-deficient, in comparison to City-wide service levels on a park per capita ratio, including Mount Pleasant.

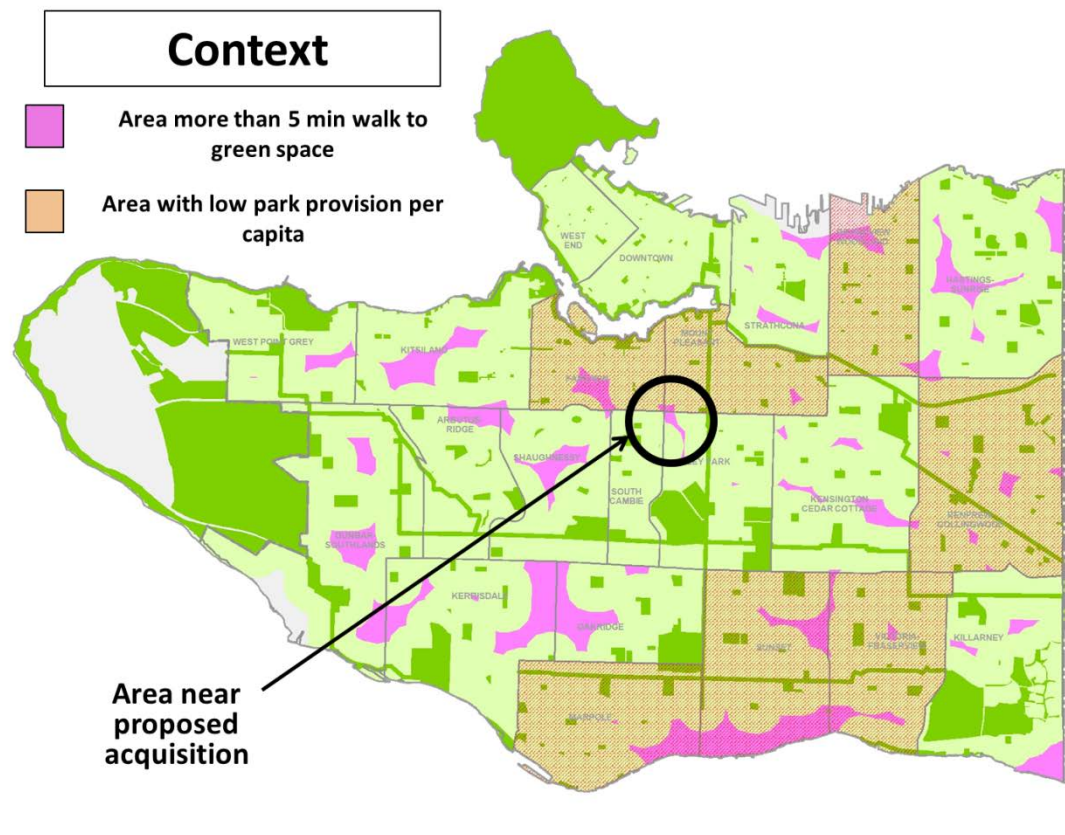
CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

Acquisition of the Subject Property for a park aligns with the Greenest City target for Access to Nature, and will serve the growing population in this sector of the Cambie Corridor. The City Manager, the General Manager of Real Estate and Facilities Management, and the General Manager of Parks and Recreation recommend approval of A, B and C.

REPORT

Background/Context

Staff have mapped the areas of the city that are more than a five-minute walk to public green space, and are pursuing the creation of additional green spaces to meet the GCAP target, focusing park land purchases on neighbourhoods that have a low ratio of park land per person, or that meet other acquisition priorities.



Strategic Analysis

The new park will provide access to nature for an area of Mount Pleasant and Riley Park that currently does not comply with the five-minute target. Mount Pleasant is one of the more park-deficient neighbourhoods in Vancouver, and therefore, a priority neighbourhood for park land acquisition.

The Subject Property is a corner lot (52' x 137.5' = 7,150 sq.ft.) at Yukon Street and 17th Avenue, one block east of Cambie Street. The existing single family home from the 1950's will be vacant at the end of April 2013, and deconstruction, if approved, will begin. The Subject Property meets the desirable location criteria for a neighbourhood park:

- (i) located on quiet streets,
- (ii) adjacent to bike route,
- (iii) corner site with good public access and visibility, and
- (iv) good sun exposure and a major shade tree.

The acquisition will provide the first park in this sector of the Cambie Corridor between the arterials of 16th and King Edward Avenues, an area expected to see population growth in response to the Cambie Corridor policies.

Next Steps

The existing house will be deconstructed, and the Subject Property will be temporarily grassed over until funding for park design and construction has been approved in an upcoming Capital Plan.

Given the scarcity of children's playgrounds in the immediate neighbourhood, the program for the park is likely going to focus on children's play, with opportunity for urban agriculture, and a social green space for the community. Public engagement with the neighbourhood will inform the programming.

s.13(1)

Implications/Related Issues/Risk (if applicable)

Financial

There is sufficient funding in the 2006-2008 Park Land Acquisition Account (approximately s.17(1)) to cover the proposed land acquisition (s.17(1)), the deconstruction of the building (s.17(1)), and the temporary greening (s.17(1)).

The funding source for the 2006-2008 Park Land Acquisition Account is City-wide Development Cost Levies (DCL). The site is within the City-wide DCL District, and the proposed activities (land acquisition and deconstruction of 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 Capital Budget was approved. If the recommendations are approved by Council, a total of s.17(1) will be moved from the 'timing uncertain' category to the 2013 Capital Budget.

Once the Subject Property has been temporarily grassed over, it will require ongoing maintenance. Park Board staff estimate that the Subject Property will cost about s.17(1)/year for grass maintenance and litter control.

Environmental

Soil contamination: The Manager of Environmental Planning has assessed the potential for environmental concerns related to soil or groundwater contamination as low, since the Subject Property and neighbouring properties have only been used for residential purposes.

An investigation for underground fuel storage tanks has been carried out and none were identified; however, based on age of building and gas connections in the area, the house likely had an underground storage tank at some point, which if still in place, could be addressed during deconstruction or park construction.

Other

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

CONCLUSION

The Director of Real Estate Services is of the opinion that the acquisition price of s.17(1) is market value for the Subject Property and the General Manager of Parks and Recreation recommends the purchase of the Subject Property to provide access to nature in a park-deficient part of the Cambie Corridor.

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