



City of Richmond

Report to Committee

Closed

To: *To Closed Council - Jan 24, 2006*
 General Purposes Committee Date: January 9, 2006

From: Christine McGilvray
 Manager, Lands and Property File: *06-2275-20-259*

Re: **Purchase of 6600 Eckersley Road**

Staff Recommendation

That Council approve the acquisition of 6600 Eckersley Road for \$515,000, funded from Public Open Space (Parks) DCCs Acquisition account 40963, and authorize staff to take all necessary steps to complete the purchase.

Christine McGilvray
 Christine McGilvray
 Manager, Lands and Property
 (4005)

Att.

FOR ORIGINATING DIVISION USE ONLY							
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER (AJH)			
Budgets	Y	<input checked="" type="checkbox"/>	N	<i>AJH</i>			
Law	Y	<input checked="" type="checkbox"/>	N				
Parks Design, Construction & Programs ..	Y	<input checked="" type="checkbox"/>	N				
REVIEWED BY TAG	YES	<input checked="" type="checkbox"/>	NO	REVIEWED BY CAO	YES	<input checked="" type="checkbox"/>	NO
		<i>DW</i>	<input type="checkbox"/>			<i>CAO</i>	<input type="checkbox"/>

Staff Report

Statutory Closed Meeting Criteria:

This report meets the following statutory closed meeting criteria:

90(1)(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 municipality

Origin

In 2001, the City purchased 6700, 6660 and 6640 Eckersley Road to add open space to the Cook School Park site. The opportunity has now arisen to purchase 6600 Eckersley and Council approval is being sought for this acquisition.

Findings Of Fact

Subject Site - 6600 Eckersley Road

Site Area:	8,616 sq.ft.
Improvements:	older single family home current rented for [REDACTED] per month
Zoning:	R1/E
2006 Assessed Value:	\$454,000
Asking Price:	\$568,000
Appraised Value:	[REDACTED]
Purchase Price:	\$515,000

Analysis

[REDACTED]

[REDACTED] It has become clear that despite considerable development activity in the Cook/Spires Gate area, park and green space acquisition is not occurring through the rezoning process because of the small size of the lots being consolidated to accommodate the desired form of housing in the area. Therefore the acquisition of park perimeter properties will enlarge the existing open space for the area's growing population. [REDACTED]

[REDACTED] (See Attachment 1).

[REDACTED]

[REDACTED]

Financial Impact

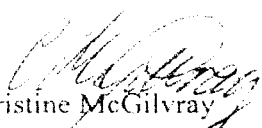
The acquisition of this property was considered and supported by TAG in November 2005 when the General Manager - Parks, Recreation and Cultural Services, presented a report on park acquisition priorities and an analysis of available funds.

Funds are available in the Public Open Space (Parks) DCCs account 1501-40-000-PROPA-0000-40963. The completion date has been set for March 1, 2006, or sooner if desired by both parties.

The house is currently rented at [REDACTED] per month and the current tenants wish to stay. Parks Department staff advise that if purchased, the site will be cleared for use as open space within the next six months.

Conclusion

In order to finalize the acquisition, Council approval is required prior to January 25, 2006.


Christine McGilvray
Manager, Lands and Property
(4005)

