



Date: March 13, 2000

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: STRATHCONA PARK CAPITAL FUNDING

RECOMMENDATION

- A. *THAT Council provide \$400,000 from Hendersen Development (Canada) Ltd. pay-in-lieu land purchase fund for the upgrade at Strathcona Park.***
- B. *THAT \$400,000 be reimbursed from the \$1.5 million from the Hendersen Development (Canada) Ltd. pay-in-lieu park development fund when it becomes available to the City.***

POLICY

City Council allocates developer contributions.

BACKGROUND

With the re-zoning of International Village, pay-in-lieu contributions were arranged with the developer, Hendersen Development (Canada) Ltd., in two distinctions as described below:

- A.** That the \$1.1 million dollar contribution be used towards development of non-market housing and \$400,000 be used toward park land purchase;
- B.** That an additional \$1.5 million dollar contribution (plus Consumer Price Index increase from January 1, 1996) be used toward development of parks to serve this general area of the City. This payment is timed with the issuance of any building permit for the building containing the 801st unit in the development.

The Park Board would like to access \$400,000 for the upgrade of Strathcona Park, at this time. Combined with \$350,000 from the 2000 - 2002 Capital Plan design development can begin at the park.

The community process has been going on for several years at Strathcona and in 1996 a conceptual plan was generated by the consultant, Apra Group Inc. The design includes: picnic areas, playgrounds, tennis courts, walkways, seating, etc. As it has been four years since the development of the concepts the Park Board would like to reactivate the project and update

the plan. See plan attached. Funding of \$750,000 will enable substantial portions of the concept to be realized.

DISCUSSION

The Park Board has \$350,000 available within the 2000 - 2002 Capital Plan. The balance of the funding is prepared to be made available in the long term from the Hendersen Development pay-in-lieu \$1.5 million set aside for the development of parks in this general area of the City. Since these funds are not available yet, in the short term an advance from the Hendersen, pay-in-lieu land acquisition fund is recommended.

There are currently no park development projects in the International Village area, nor are there any imminent land purchases that would be affected by this arrangement.

SUMMARY

The neighbourhood, as well as the Park Board, is anxious to restart the process to upgrade Strathcona Park. Use of \$400,000 from the Hendersen Development (Canada) Ltd. pay-in-lieu funds will allow the process to include development and construction of an upgraded park.

The \$400,000 will be an advance to be reimbursed when \$1.5 million is paid by Hendersen Development (Canada) Ltd. for development of parks in the general area of International Village at the time of development of the 801st unit.

Prepared by:

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