

MEMORANDUM

TO:

MAYOR AND COUNCIL

DATE:

DECEMBER 20, 2018

FROM:

CORPORATE ADMINSTRATION

FILE NO:

0890-25

DIVISION

SUBJECT:

FORMER ALDERGROVE ARENA SITE AND THE 29 AVENUE CONNECTOR

PROJECT

Former Aldergrove Arena Site

As Council has been receiving inquires regarding the former Aldergrove Arena site, staff is providing the following information, which can be provided in response to inquiries.

Council adopted the disposition for the site of the former Aldergrove Arena on January 28, 2013. The disposition for the two adjoining residential properties, 27247 - 28A Avenue and 2850 – 272 Street, was adopted December 17, 2017.

The three properties were disposed of on April 12, 2018 to the Willingdon Care Centre Ltd for the following property values:

- 2882 272 Street (Arena site): \$5,175,000
- 27248 28 Avenue: \$828,000
- 2850 272 Street: \$858,000

Staff are currently unaware of the time line for the development, but has had preliminary meetings with the property owner.

The site is currently zoned P-1, Civic Institutional Use. This zone allows for the following uses:

- accessory buildings and uses
- 2) adult day care
- agricultural uses subject to the lot being located in the Agricultural Land Reserve
- 4) assembly uses
- 5) cemeteries
- 6) government institutional buildings and facilities
- 7) group children's day care
- 8) hospitals, medical clinics and related uses
- public parks, playgrounds and recreation facilities
- 10) public transportation depots
- 11) residential uses accessory to a permitted use, subject to Section 801.2
- 12) seniors' housing

Should the purchaser choose to develop the site within the current zoning, a rezoning application would not come before Council.

Future 29 Avenue Connector

The Township has purchased two properties to facilitate the 29 Avenue Connector Project. The project is not slated to begin at this time. Council approved the acquisition of the two properties on June 11, 2018. The purchase price for the properties are as follows:

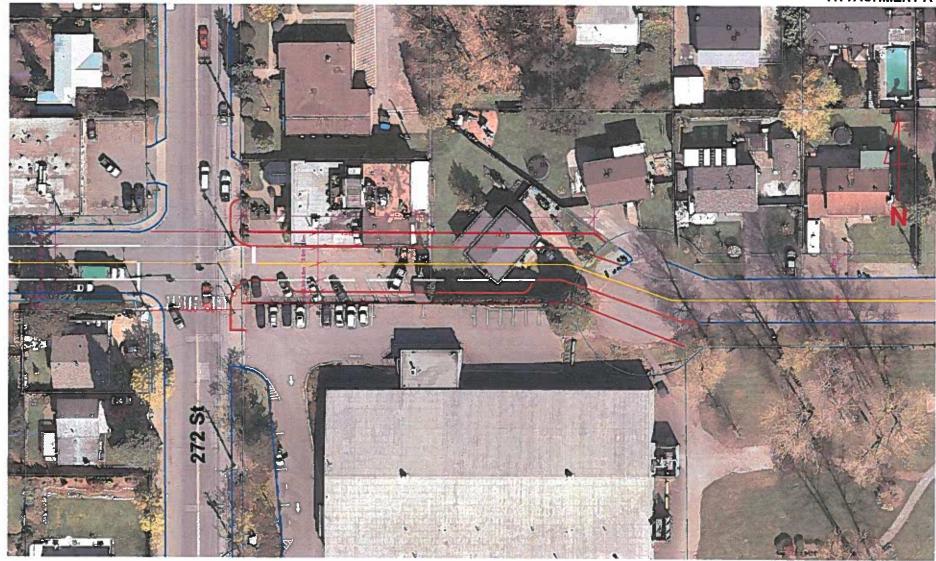
27233 – 29 Avenue: \$838,000
2900 – 272 Street: \$1,660,000

These properties were acquired to facilitate a road extension. Once road design and a timeline for construction is developed, in conjunction with the former Aldergrove Arena Site, the residual portions of these properties will be offered for sale and thereby reduce or offset the acquisition cost.

Attachment A - 29 Avenue Connector Layout

29 Ave connector

ATTACHMENT A



scale: 1:500 Drawing By: MA