

Justification Report

Municipal Reserve Removal/ Disposal of Parkland

Lot 3MR, Blk 9E, Plan 9724372

Lot 3MR, Blk 9E, Plan 9724372 is located west of 101 Street on 105 Avenue. At present, this 0.427 Ha lot is undeveloped and is not used as a park. An application has come forward to determine whether this lot is surplus to municipal requirements.

Parks Planning has evaluated the feasibility of retaining this property in light of existing plans for the area. Access to lot 3MR from 105 Avenue will be severely constrained as a result of the north LRT alignment and the development of the MacEwan station. Future access to this property from 104 Street is also unclear given the redevelopment proposal for a Downtown Arena District in the area. In addition, both the LRT station and the Arena District propose a different form of open space development that will provide the neighboring community with enhanced recreation opportunities. As such, the site has been deemed surplus to municipal requirements.

The purchaser is responsible for all costs involved in this transaction. Proceeds from the sale of the land will be credited to the Residential Land Assembly account and will be used for the purchase and/or development of parks within the Capital City Downtown Plan area.

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