



Land Acquisition Strategy

Effective Date: October 4, 2016

1. Policy Statement

The Land Acquisition Strategy outlines the broad principles guiding land acquisition decisions by the City.

2. Purpose

The purpose of the Land Acquisition Strategy is to identify the City's priorities for land acquisition, the assessment criteria for potential land acquisition parcels and to describe the potential methods for acquiring land. It is intended as a tool to evaluate land acquisition opportunities.

3. Scope

This policy applies to all potential land parcels that the City is considering acquiring.

4. Exclusions

This policy does not apply to expropriation, road dedication, easements or rights of way.

5. Policy

Roles and Responsibilities

When a land acquisition opportunity arises, staff will present it to Council in a report evaluating it in accordance with the Land Acquisition Strategy and identifying how the acquisition is proposed to be funded if recommended for purchase by staff.

Each acquisition shall be considered on its own merits by Council.



Procedures and Guidelines

The City shall prioritize land with the following features for acquisition:

- Shoreline or waterfront access
- Environmentally significant areas
- Natural features
- Connections or additions to existing parks and trails
- Cultural heritage and historic sites
- Suitability for future civic buildings/infrastructure needs
- Potential for future affordable housing

The City shall use the following land assessment criteria to evaluate acquisition proposals:

- Ecological significance and habitat values
- Public benefit
- Financial feasibility
- Connectivity to other parks and trails
- Management efficiency
- Experiential integrity
- Location and size
- Supports carbon sustainability initiatives
- Potential for liability costs

The City may use the following methods to acquire land:

- Parkland Acquisition Reserve Fund
- Land Sales Reserve
- Municipal borrowing
- Park land development cost charges
- Property tax levy to build a land acquisition fund
- Donations for tax incentives
- Estate gifts through wills
- Through partnerships with other levels of government, First Nation(s) or other agencies

Land acquisition priorities, assessment criteria and methods of acquisition identified in this strategy may be amended from time to time as new information or opportunities arise.