

DATE OF MEETING | October 7, 2019 |

AUTHORED BY | NANCY SKEELS, PROPERTY AGENT |

**SUBJECT PROPOSED ROAD CLOSURE – LUBBOCK SQUARE ADJACENT
TO 618 FITZWILLIAM STREET AND 285 PRIDEAUX STREET**

OVERVIEW

Purpose of Report

To obtain Council approval for the road closure of Lubbock Square as part of a consolidation with City-owned property at 618 and 666 Fitzwilliam Street and 285 Prideaux Street. |

Recommendation

That:

1. Council approve the closure of Lubbock Square for consolidation with City-owned property at 618 and 666 Fitzwilliam Street and 285 Prideaux Street;
2. “Highway Closure and Dedication Removal Bylaw 2019 No. 7292” (To provide highway closure and dedication removal of Lubbock Square adjacent to 618 Fitzwilliam Street and 285 Prideaux Street) pass first reading;
3. “Highway Closure and Dedication Removal Bylaw 2019 No. 7292” pass second reading; and
4. Council direct Staff to proceed with public notice for the closure of Lubbock Square.

BACKGROUND

Lubbock Square was legally dedicated as road right-of-way in 1894, shown as road closure area on Attachment A and B. Lubbock Square is currently used as a parking lot and is adjacent to City-owned property at 666 and 618 Fitzwilliam Street (the “Fire Station”) and 285 Prideaux Street, the Community Services Building (the “CSB”).

The City is currently in the process of replacing Fire Station No. 1 located at the corner of Fitzwilliam and Milton Streets. The project includes a new fire station, an emergency coordination centre, fire dispatch, and office administration for the Fire & Rescue Command and Business Centre.

In preparation for the Fire Station redevelopment, it has been identified that Lubbock Square will need to be legally closed, since part of the proposed Fire Station building will be located on a portion of Lubbock Square. The CSB also encroaches onto Lubbock Square.

Through the road closure bylaw process, Council provides approval to remove the road dedication, and title to the road is raised. This enables the former ‘road’ to be consolidated with the Fire Station parcel. A new parcel will also be created for the CSB building to address an existing encroachment onto the ‘road’.

A lane will be dedicated between the fire hall property and the CSB to provide continued access to the two properties. The lot consolidation plan does not require Council approval.

The parking lot will remain as is until the redevelopment of the Fire Station. A legal driveway easement agreement to provide access to the parking lot at the rear of 233 Prideaux Street will be registered over 233 Prideaux Street and the CSB property. |

DISCUSSION

Staff have reviewed the application in accordance with all City standards and are seeking Council's authorization to close Lubbock Square. If Council approval is received for the road closure bylaw, Staff will publish a notice in accordance with the requirements of the *Community Charter*.

OPTIONS

1. That:
 1. Council approve the closure of Lubbock Square for consolidation with City-owned property at 618 and 666 Fitzwilliam Street and 285 Prideaux Street;
 2. "Highway Closure and Dedication Removal Bylaw 2019 No. 7292" (To provide highway closure and dedication removal of Lubbock Square adjacent to 618 Fitzwilliam Street and 285 Prideaux Street) pass first reading;
 3. "Highway Closure and Dedication Removal Bylaw 2019 No. 7292" pass second reading; and
 4. Council direct Staff to proceed with public notice for the closure of Lubbock Square.
 - Advantages: By providing approval to the road closure, this area will become legally titled. This will allow for part of the new Fire Hall Station, when it is redeveloped, to be located on it. The historical encroachment of the CSB will be rectified and will no longer be on road right-of-way.
 - Financial Implications: The costs to complete the survey work are estimated at \$6,500 and will be paid out of the Fire Station redevelopment project budget. |
2. That Council deny the closure of Lubbock Square.
 - Disadvantages: By denying the closure of Lubbock Square, the redevelopment plans for the Fire Hall Station will need to be revised. This will have an impact on the timing and the costs of the project. The historical encroachment of the CSB will remain.

SUMMARY POINTS

- Lubbock Square was legally dedicated as road right-of-way in 1894. Lubbock Square is currently used as a parking lot and is adjacent to City-owned property at 666 and 618 Fitzwilliam Street, the Fire Station; and 285 Prideaux Street, the Community Services Building.
- The City is currently in the process of replacing Fire Station No. 1 located at the corner of Fitzwilliam and Milton Streets. In preparation for the Fire Station

redevelopment, it has been identified that Lubbock Square will need to be legally closed, as part of the Fire Station building will be located on a portion of it. The CSB also encroaches onto Lubbock Square.

- Through the road closure bylaw process, Council provides approval to remove the road dedication, and title to the road is raised. This enables the former 'road' to be consolidated with the Fire Station parcel. A new parcel will also be created for the CSB building to address an existing encroachment onto the 'road'.
- Staff have reviewed the application in accordance with all City standards and are seeking Council's authorization to close Lubbock Square.

ATTACHMENTS:

ATTACHMENT A: Location Plan – Road Closure Area

ATTACHMENT B: Location Plan – Air Photo

"Highway Closure and Dedication Removal Bylaw 2019 No. 7292"

Submitted by:

Bill Corsan
Director, Community Development

Concurrence by:

Dale Lindsay
General Manager, Development Services

Laura Mercer
Director, Finance

Bill Sims
General Manager, Engineering & Public
Works