

DATE OF MEETING MAY 7, 2018

AUTHOR NANCY SKEELS, PROPERTY AGENT, REAL ESTATE

SUBJECT PROPOSED ROAD CLOSURE AND DISPOSITION– PART OF EMIL PLACE ADJACENT TO 5901 HAMMOND BAY ROAD

OVERVIEW

Purpose of Report

To obtain Council approval for a proposed road closure and disposition of a portion of Emil Place to the owner of 5901 Hammond Bay Road.

Recommendation

That:

1. Council authorize the road closure and disposition of a portion of Emil Place adjacent to 5901 Hammond Bay Road to KSG Consulting Ltd;
2. the Mayor and Corporate Officer execute the conditional Road Closure and Sale Agreement;
3. Council direct Staff to proceed with public notice of closure and disposition of a portion of Emil Place;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7263" (To provide for highway closure and dedication removal of a portion of Emil Place adjacent to 5901 Hammond Bay Road) pass first reading.; and,
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7263" pass second reading.

BACKGROUND

5901 Hammond Bay Road (the "Property") is an improved site with a single-family residential dwelling (Attachments A and B). The Property has an area of 0.37 ha (0.919 acres), with R1 zoning and is in the process of being subdivided into six lots (Attachment C).

KSG Consulting Ltd. (the "Owner") has submitted an application to close 155.6 m² (1,675 sq. ft.) of Emil Place. By closing the road and consolidating it with the Property, it will create a lot large enough to construct a duplex on the corner of Emil Place and Hammond Bay Road (proposed subdivision lot 1). Without the road closure area, the lot will be able to accommodate the construction a single-family dwelling with a carriage house and the Owner will still be able to subdivide the Property into six single-family lots.

An appraisal has been prepared that has estimated the market value of the road closure area at \$25,000. Staff reviewed the application applicable to all City standards and the portion of Emil Place is deemed surplus to City requirements.

OPTIONS

A. That:

1. Council authorize the road closure and disposition of a portion of Emil Place adjacent to 5901 Hammond Bay Road to KSG Consulting Ltd;
2. the Mayor and Corporate Officer execute the conditional Road Closure and Sale Agreement;
3. Council direct Staff to proceed with public notice of closure and disposition of a portion of Emil Place;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7263" (To provide for highway closure and dedication removal of a portion of Emil Place adjacent to 5901 Hammond Bay Road) pass first reading.; and,
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7263" pass second reading.
 - **Budget Implication:** The sale of the property has an estimated market value of \$25,000. The proceeds from the sale of the lands will be placed in the Property Sales Reserve Fund. Council will have the ability to direct those funds to be used to acquire land, improvements or other assets of a capital nature. The Owner will be responsible for all legal, surveying, and costs to publish the required notices.
 - **Legal Implication:** The City solicitor will prepare the purchase and sale agreement and road closure legal documentation.
 - **Policy Implication:** Upon Council approval of the first and second reading of "Highway Closure and Dedication Removal Bylaw 2018 No. 7263", Staff will publish a Notice of Disposition to Close to Traffic, Remove Highway Dedication, and Dispose of a portion of Emil Place as required by Sections 40 and 96 the *Community Charter*.
 - **Engagement Implication:** Staff have reviewed the application applicable to all City standards and the road is deemed surplus to City requirements. Fortis, Telus, Shaw, BC Hydro and the Ministry of Transportation are unaffected by this application.

B. Council not pursue the proposed road closure and property disposal of a portion of Emil Place.

- **Budget Implication:** The road area will remain as is and the City will not benefit from the \$25,000 in property disposition. The Owner may incur costs to create a new subdivision layout plan.
- **Engagement Implication:** If Council chooses to not close and dispose the road, Staff will advise the Owner. The Owner will have to revise the proposed subdivision plan to not include the road closure area.

SUMMARY POINTS

- KSG Consulting Ltd. (the "Owner") of 5901 Hammond Bay Road (the "Property") is in the process of subdividing the Property into six single-family lots.
- The Owner has submitted an application to close 155.6 m² (1,675 sq. ft.) of Emil Place. By closing the road and consolidating it with the Property, it will create a lot large enough to construct a duplex on the corner of Emil Place and Hammond Bay Road (proposed subdivision lot 1).

- Without the road closure, the lot will be able to accommodate the construction a single-family dwelling with a carriage house and the Owner will still be able to subdivide the Property into six single-family lots.
- The road closure area has an estimated market value of \$25,000.
- Staff have reviewed the application applicable to all City standards and the portion of Emil Place is deemed surplus to City requirements.

ATTACHMENTS

ATTACHMENT A: Location Plan for Road Closure

ATTACHMENT B: Aerial Photo

ATTACHMENT C: Proposed Preliminary Layout Acceptance Plan

“Highway Closure and Dedication Removal (a Portion of Emil Place Adjacent to 5901 Hammond Bay Road) Bylaw 2018 No. 7263”

Submitted by:

Bill Corsan
Deputy Director, Community Development

Concurrence by:

Dale Lindsay
Director, Community Development