

DATE OF MEETING JUNE 18, 2018

AUTHORED BY NANCY SKEELS, PROPERTY AGENT, REAL ESTATE

**SUBJECT PROPOSED ROAD CLOSURE – UNNAMED LAND ADJACENT TO
897 ALBERT STREET, 474 AND 478 PINE STREET**

OVERVIEW

Purpose of Report

To obtain Council approval for a proposed road closure and disposition of the unnamed lane adjacent to 897 Albert Street, 474 and 478 Pine Street to Habitat for Humanity Mid-Vancouver Island Society.

Recommendation

That:

1. Council authorize the road closure and disposition for the unnamed lane adjacent to 897 Albert Street, 474 and 478 Pine Street to Habitat for Humanity Mid-Vancouver Island Society;
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 the unnamed lane;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7265 " (To provide for highway closure and dedication removal of an unnamed lane adjacent to 897 Albert Street and 474 and 478 Pine Street) pass first reading; and
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7265" pass second reading.

BACKGROUND

Habitat for Humanity Mid-Vancouver Island Society ("HFH") has received 'Approval in Principle' from Council to acquire City-owned property located at 897 Albert Street, 474 and 478 Pine Street (the "Property", Attachment A) for a multi-family affordable homeownership housing project.

The Property disposition approval is subject to HFH hosting an open house to present their project to the public and completing their due diligence to ensure their project can be constructed on the Property in accordance with City standards.

In order to assist with the proposed project, the laneway along the northeast boundary of the Property will need to be closed through the road closure bylaw process, consolidated with the Property, and included in HFH's project.

A laneway along 478 Albert Street will need to be dedicated as road as part of the Property development. A portion of the laneway will be constructed to create a driveway access and for the installation of the works and services. The laneway could be connected to the rear lane at a later date if required.

Staff are seeking Council's approval to the road closure bylaw and disposition of the unnamed lane. Staff reviewed the application applicable to all City standards and the unnamed lane is deemed surplus to City requirements.

OPTIONS

A. That:

1. Council authorize the road closure and disposition for the unnamed lane adjacent to 897 Albert Street, 474 and 478 Pine Street to Habitat for Humanity Mid-Vancouver Island Society;
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 the unnamed lane;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7265 " (To provide for highway closure and dedication removal of an unnamed lane adjacent to 897 Albert Street and 474 and 478 Pine Street) pass first reading; and
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7265" pass second reading.
 - **Budget Implication:** The road closure area will be transferred to HFH for \$1.00. The City will be responsible for the cost to publish the notice, legal and surveying costs which are estimated at \$11,800.
 - **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. 7265", Staff will publish a Notice of Disposition to Close to Traffic, Remove Highway Dedication, and Dispose of the unnamed lane as required by 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. Engagement with the local community adjacent to the site will be a necessary component of the proposed development. Staff will work with HFH to convey information to the community through hosting an open house.
 - **Strategic Priorities Implication:** Affordable Housing is one of Council's key initiatives.
 - **Political Implication:** Council collaborating with HFH furthers the community value of social equity and responds to the Council priority initiative of Affordable Housing.

B. That Council not pursue the proposed road closure and property disposal of the unnamed lane.

- **Budget Implication:** The road area will remain as is and owned by the City.
- **Strategic Priorities Implication:** Not providing approval to the road closure and unnamed laneway disposition would be inconsistent with Council's strategic priorities and Council's previous decisions.
- **Engagement Implication:** Council may wish to not pursue the road closure. The land will remain undeveloped and owned by the City. Staff will convey this message to HFH.

SUMMARY POINTS

- Habitat for Humanity Mid-Vancouver Island Society (“HFH”) has received ‘Approval in Principle’ from Council to acquire City-owned property located at 897 Albert Street, 474 and 478 Pine Street (the “Property”) for a multi-family affordable homeownership housing project.
- The Property disposition approval is subject to HFH hosting an open house to present their project to the public and completing their due diligence to ensure the their project can be constructed on the Property in accordance with City standards.
- In order to assist with the proposed project the laneway along the northeast boundary of the Property will need to be closed through the road closure bylaw process, consolidated with the Property and included in HFH’s project.
- A laneway along 478 Albert Street will need to be dedicated as road as part of the Property development. A portion of the laneway will be constructed to create a driveway access and for the installation of the works and services. The laneway could be connected to the rear lane at a later date if required.
- Staff are seeking Council’s approval to the road closure bylaw and disposition of the unnamed lane. Staff reviewed the application applicable to all City standards and the unnamed lane is deemed surplus to City requirements.

ATTACHMENTS

ATTACHMENT A: Location Plan

“Highway Closure and Dedication Removal ((To provide for highway closure and dedication removal of an unnamed lane adjacent to 897 Albert Street and 474 and 478 Pine Street) Bylaw 2018 No. 7265”

Submitted by:

Bill Corsan
Deputy Director, Community Development

Concurrence by:

Dale Lindsay
Director, Community Development