

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 11, 2023
TO: Mayor and Council
FROM: Anne Berry, Director, Planning and Development Services
SUBJECT: City Road Allowance Sale - 910 Dolphin Street

RECOMMENDATIONS

THAT Council receive the corporate report dated September 11, 2023, from the Director of Planning & Development Services, titled "City Road Allowance Sale - 910 Dolphin Street;" and

1. Give first, second and third readings to " Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street), 2023, No. 2470;" and
 2. Direct staff to prepare and issue the necessary public notices in accordance with the *Community Charter*.
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EXECUTIVE SUMMARY

This corporate report provides a review of the request to sell a section of city road allowance adjacent to 910 Dolphin Street.

INTRODUCTION/BACKGROUND

The owners of 910 Dolphin Street have expressed an interest in purchasing an adjacent section of Dolphin Walkway, a corner cut of 27.9 square meters. The owners want to amalgamate this right-of-way section with their existing property for redevelopment.



Figure 1 - Road Allowance Proposed for Purchase (red triangle).

The property is approximately 437 square meters, with a frontage of 9 meters north and 15.24 meters south. The area of interest is 28 square meters and would create a rectangular regular-shaped site (see Figure 1 above) if the corner cut was consolidated with the remainder of the lot.

Established City Application Process

Applications to purchase city road rights-of-way are typically handled through the Planning & Development Services Department. The process is laid out in Council Policy 517: *Criteria for Sale of Municipal Land Policy* (Appendix A). Upon receiving written notice of the proposed purchase, staff will assess whether the following criteria are satisfied:

- 1. The property/right of way is deemed surplus to the city's current and future needs, including infrastructure and civic requirements.*
- 2. The proposed use of the City property by the purchaser is consistent with the Official Community Plan land use designation on the City property and/or the adjacent private property proposed for consolidation with it (if applicable) or maintains the existing public use in perpetuity; and*
- 3. The disposition of the property is either a matter of practical convenience (e.g., stranded sections of laneway without future purpose) or serves the city's purposes.*

Council Policy 517 provides guidance and a consistent process for considering city property sales. However, it also helps set aside purchase proposals with a low probability of success before the applicants and the city invests additional costs and resources.

This request was forwarded to the city staff for comments. It has been determined that there are no underground City services, and the land is not necessary for the future development of Dolphin Street Pathway. Based on this assessment, it has potential for sale under Council Policy 517: *Criteria for Sale of Municipal Land Policy*.

Staff requested that an appraisal be completed to determine the cost of this corner cut (Appendix B). The appraiser is of the opinion the Final Estimate of the subject site, as of January 30, 2023, is estimated at \$150,000. This is calculated on the best information available.

The next step in this process, if this proposal is acceptable to Council staff, would be to prepare all required public notices and give readings to a road closure bylaw. Prior to adoption of the bylaw a contract of purchase and sale will be required.

FINANCIAL IMPLICATIONS

All costs associated with the sale of this land will be paid by the Applicant. The City would be receiving a payment of \$150,000 for the sale of the land.

LEGAL IMPLICATIONS

All documents regarding the sale of the have been reviewed by the City's legal counsel.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The *Community Charter* outlines requirements for the closure of a road and disposition of City property. Section 40 requires that a road be closed by bylaw with public notice. Section 26 requires that public notice be given for a proposed disposition of property. Section 94 provides specifics for how public notice is to be given.

Public notice of the proposed adjustment to 910 Dolphin Street must be given pursuant to these sections of the *Community Charter*.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for Council's consideration:

1. Defer consideration of Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street), 2023, No. 2470."
2. Reject "Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street), 2023, No. 2470."

CONCLUSION

The land is not necessary for the future development of Dolphin Street and therefore has the potential for sale under Council Policy 517: Criteria for Sale of Municipal Land Policy.

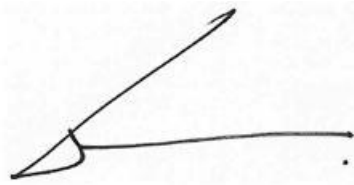
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anne Berry", enclosed in a faint, light-colored oval border.

Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Council Policy 517: Criteria for Sale of Municipal Land Policy
- Appendix B: Appraisal for Corner Cut consolidation – 910 Dolphin Street
- Appendix C: Road Closure and Highway Dedication Removal Bylaw (910 Dolphin Street),
2023, No. 2470