To: Fraser Valley Regional District Board
From: David Bennett, Planner II

Date: 2018-09-25
File No: 3320-20-2018-03175

Subject: Park offer and legal agreements associated with the proposed 5 lot single family residential subdivision of PID 023-270-080 Highline Road, Electoral Area “A” to facilitate the subdivision of the “Highline Houses”.

RECOMMENDATION

THAT the Fraser Valley Regional District Board accept the offer of a covenant regarding requirements for subdivision approval for the proposed 5-lot single family residential subdivision of PID 023-270-080 Highline Road, Electoral Area “A” and authorize Fraser Valley Regional District signatories to execute all legal agreements associated with this subdivision.

AND THAT the Fraser Valley Regional District Board accept the offer of $3,600.00 (subdivision file 3320-20-2018-03175) to be used towards improvements to existing Electoral A park amenities.

STRATEGIC AREA(S) OF FOCUS
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description
Further to previous Regional Board direction, the FVRD is undertaking a 5 lot single family residential subdivision of PID 023-270-080 Highline Road, Electoral Area “A” to facilitate the subdivision of the “Highline Houses”. The Highline Houses are two 100 year-old former railway houses located in North Bend on a 20 acre parcel owned by the FVRD.
PROPERTY DETAILS

<table>
<thead>
<tr>
<th>Electoral Area</th>
<th>A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Highline Road</td>
</tr>
<tr>
<td>PID</td>
<td>023-270-080</td>
</tr>
<tr>
<td>Folio</td>
<td>732.00033.700</td>
</tr>
<tr>
<td>Lot Size</td>
<td>20.333 acres</td>
</tr>
<tr>
<td>Owner</td>
<td>Fraser Valley Regional District</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>n/a</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>n/a</td>
</tr>
<tr>
<td>Current OCP</td>
<td>Village Centre (VC)</td>
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<tr>
<td>Proposed OCP</td>
<td>No change.</td>
</tr>
<tr>
<td>Current Use</td>
<td></td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Subdivision</td>
</tr>
<tr>
<td>Development Permit Areas</td>
<td>DPA 1-A (Geotechnical Hazards)</td>
</tr>
<tr>
<td>Agricultural Land Reserve</td>
<td>N</td>
</tr>
</tbody>
</table>

ADJACENT ZONING & LAND USES

| North | Rural 1 (R-1), Residential |
| East  | Railway Line |
| West  | Rural 4 (R-4), Residential |
| South | No zoning, Residential |

PROPERTY MAP
North Bend Area Map

Legend
- PVRD Land
- North Bend Land Society Land
- Crown Land
- First Nation Reserves
- Private Property

Highline Houses – Current Condition
Rendering of proposed improvements to the existing Highline Houses.

DISCUSSION

Further to previous Regional Board direction, the FVRD is undertaking a 5 lot single family residential subdivision of PID 023-270-080 Highline Road, Electoral Area “A” to facilitate the subdivision of the “Highline Houses”. The Highline Houses are two 100 year-old former railway houses located in North Bend on a 20 acre parcel owned by the FVRD.

The two Highline Houses are currently in derelict condition, however the project envisions the preservation and restoration of these homes given their historic value. The FVRD is currently working with an individual [developer] who was selected through a competitive procurement process. The project is unique in that the developer will be responsible for the costs associated with the restoration of these homes in exchange for the homes and a land package for each of the homes. Proposed Lots 1 and 2 will support the redevelopment of the homes and proposed Lots 3 and 4 will be bare land and will offered for sale at fair market value on the open market. The proceeds from the sale of proposed Lots 3 and 4 will defray all costs incurred by the FVRD associated with the subdivision of the lands. The much larger remainder parcel [Lot 5] will continue to be held as an asset of the FVRD. The subdivision approval process is currently on-going and the matters before the Board will facilitate the eventual subdivision of this property.

Park Offer

At the time of subdivision, developers who are subdividing land into more than three parcels are required to provide the Regional District with dedicated park land to a maximum amount of 5% of the total area of the lands being subdivided, cash-in-lieu of park dedication, or a combination of land and
cash contribution. When providing a cash contribution, the value is based on the average market value of the land being subdivided as though the land is zoned to permit the proposed use. Section 510 of the Local Government Act regulates park dedication and options for park dedication.

Subdivision Agreements

The subject property is located on the distal edge of an alluvial fan geo-hazard area. There is an existing covenant registered on the title of the lands that prohibits further subdivision. The FVRD recently undertook a geo-hazard investigation of the alluvial fan hazards in North Bend and a new geo-hazard report has identified that portions of this property may be used safely for residential subdivision. This means that the existing covenant needs to be discharged, and a new covenant is required.

In addition, conditions relating to storm water management and construction requirements to mitigate rail noise are also required. These conditions would only apply to new construction, and not to the existing Highline Houses and any renovations that may be undertaken.

COST

In consultation with the Electoral Area Director, the funds from this park cash offer will be used towards improvements to existing park amenities in Electoral Area A.

The costs associated with undertaking the subdivision of the lands are funded through the North Bend Land Acquisition and Disposal Service Area, Electoral Area “A”.

CONCLUSION

The park offer is based upon BC Assessment current valuation of the raw land, with proper zoning in place but without services installed, in accordance with the Local Government Act.

In Electoral Area “A”, there is not a particular need for a small piece of parkland in the subject location given the amount of existing recreational opportunities in the area, with the Almer Carlson pool across the street, so an offer of cash for improvements to existing community amenities in-lieu of land and in lieu of cash for park purchase is appropriate. Staff recommend that the offer of $3,600.00 be accepted. Improvements to existing park amenities will be done in consultation with the Electoral Area “A” Director.

It is also recommended that the Regional Board authorize staff to execute the required covenant discharges and registrations associated with the proposed subdivision.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development Reviewed and supported.
Margaret Thornton, Director of Planning & Development Reviewed and supported.
Suzanne Gresham, Director of Corporate Initiatives  Reviewed and Supported.

Mike Veenbaas, Director of Financial Services  Reviewed and supported.

Paul Gipps, Chief Administrative Officer  Reviewed and supported.