

To: Fraser Valley Regional District Board

Date: 2018-09-25

From: David Bennett, Planner II

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

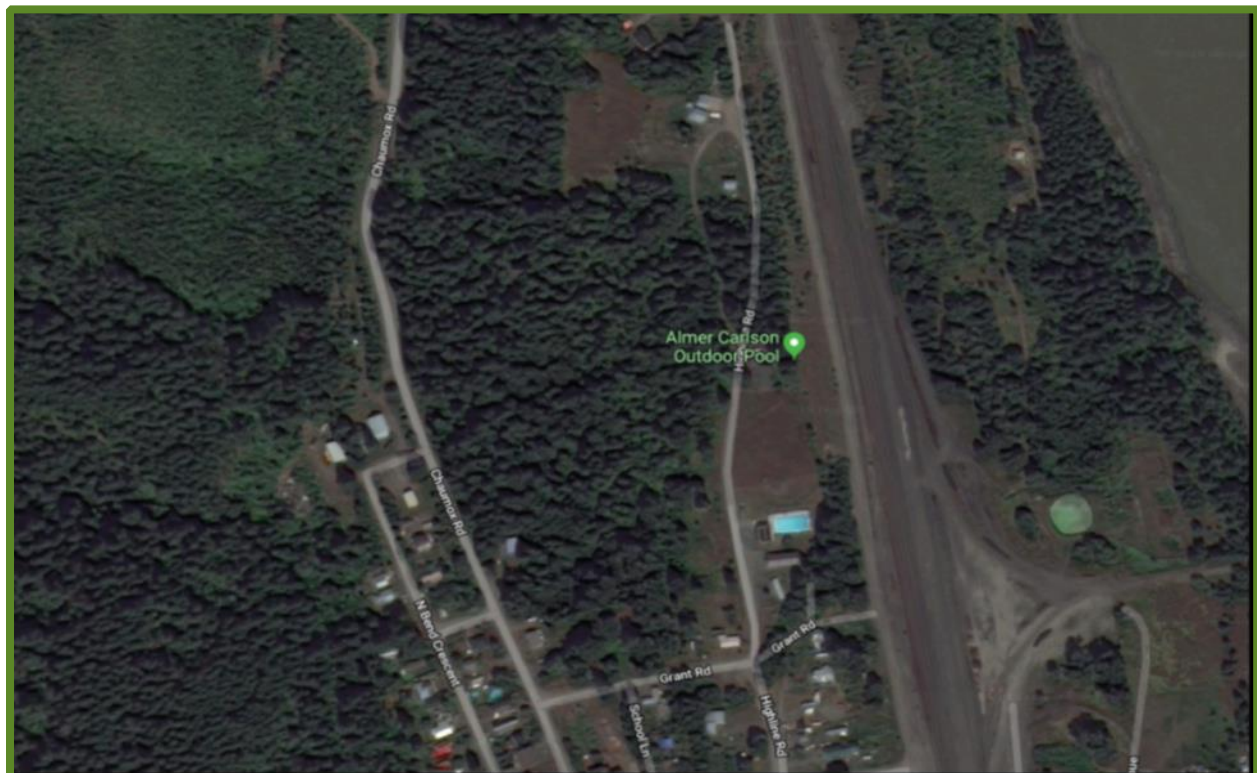
Proposal Description

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.

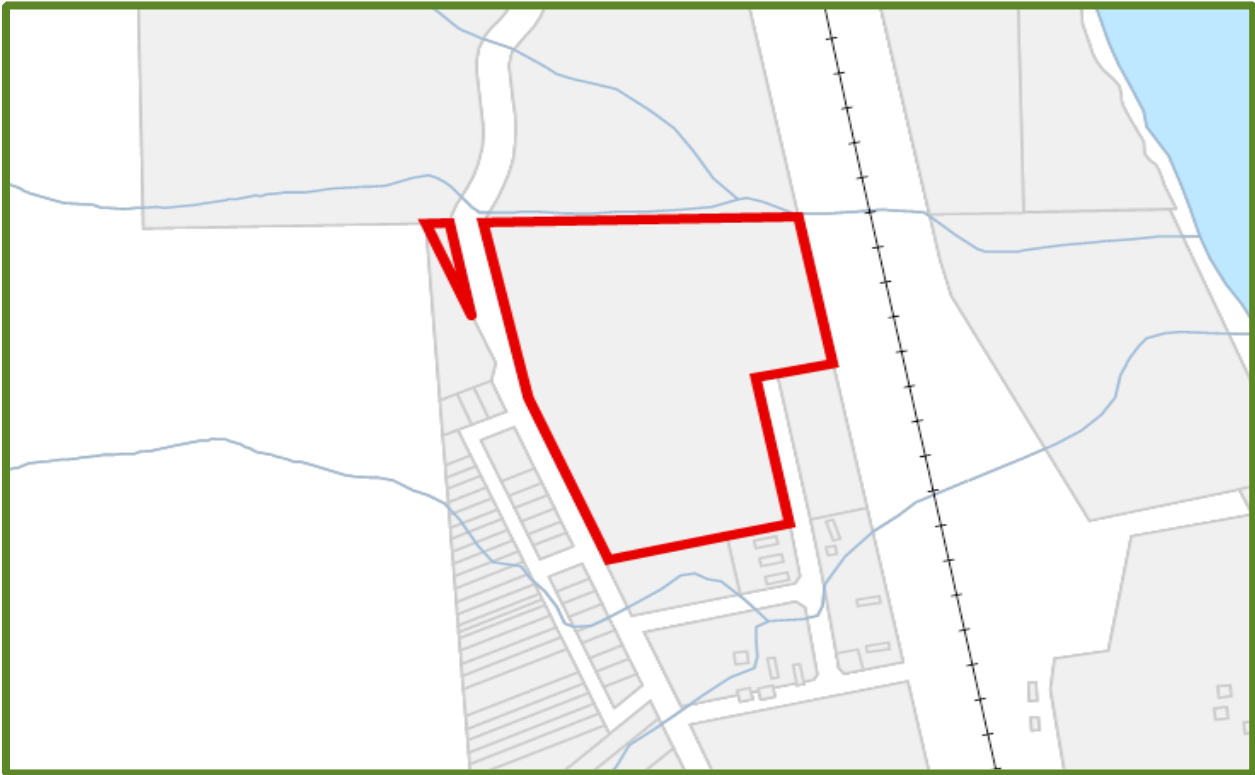
PROPERTY DETAILS			
Electoral Area	A		
Address	Highline Road		
PID	023-270-080		
Folio	732.00033.700		
Lot Size	20.333 acres		
Owner	Fraser Valley Regional District	Agent	
Current Zoning	n/a	Proposed Zoning	
Current OCP	Village Centre (VC)	Proposed OCP	No change.
Current Use		Proposed Use	Subdivision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

ADJACENT ZONING & LAND USES			
North	^	Rural 1 (R-1), Residential	
East	>	Railway Line	
West	<	Rural 4 (R-4), Residential	
South	v	No zoning, Residential	

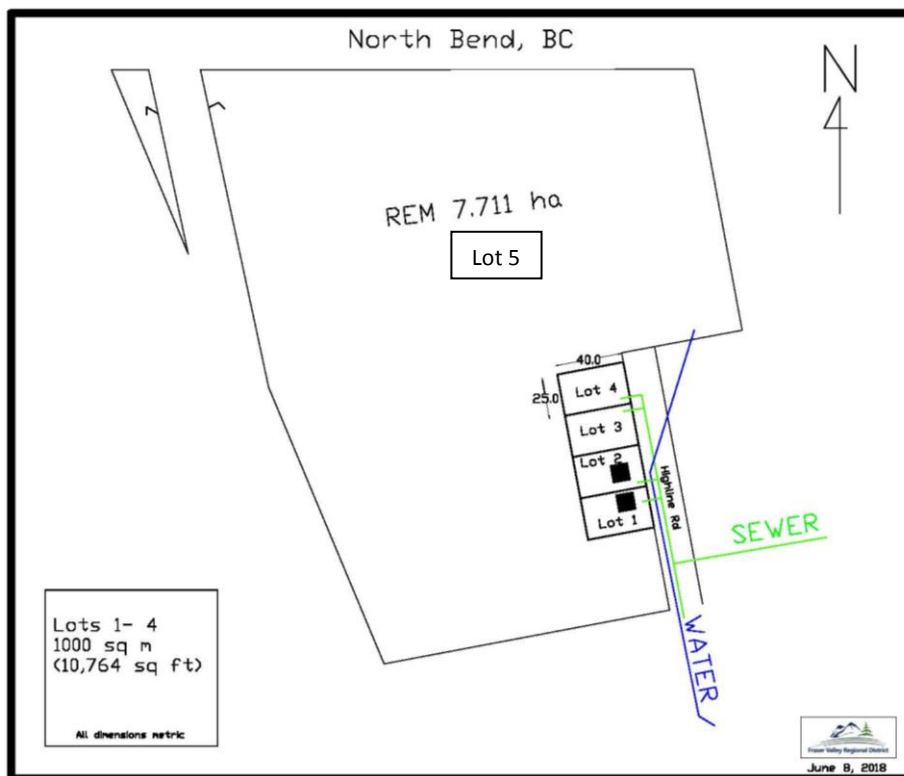
PROPERTY MAP



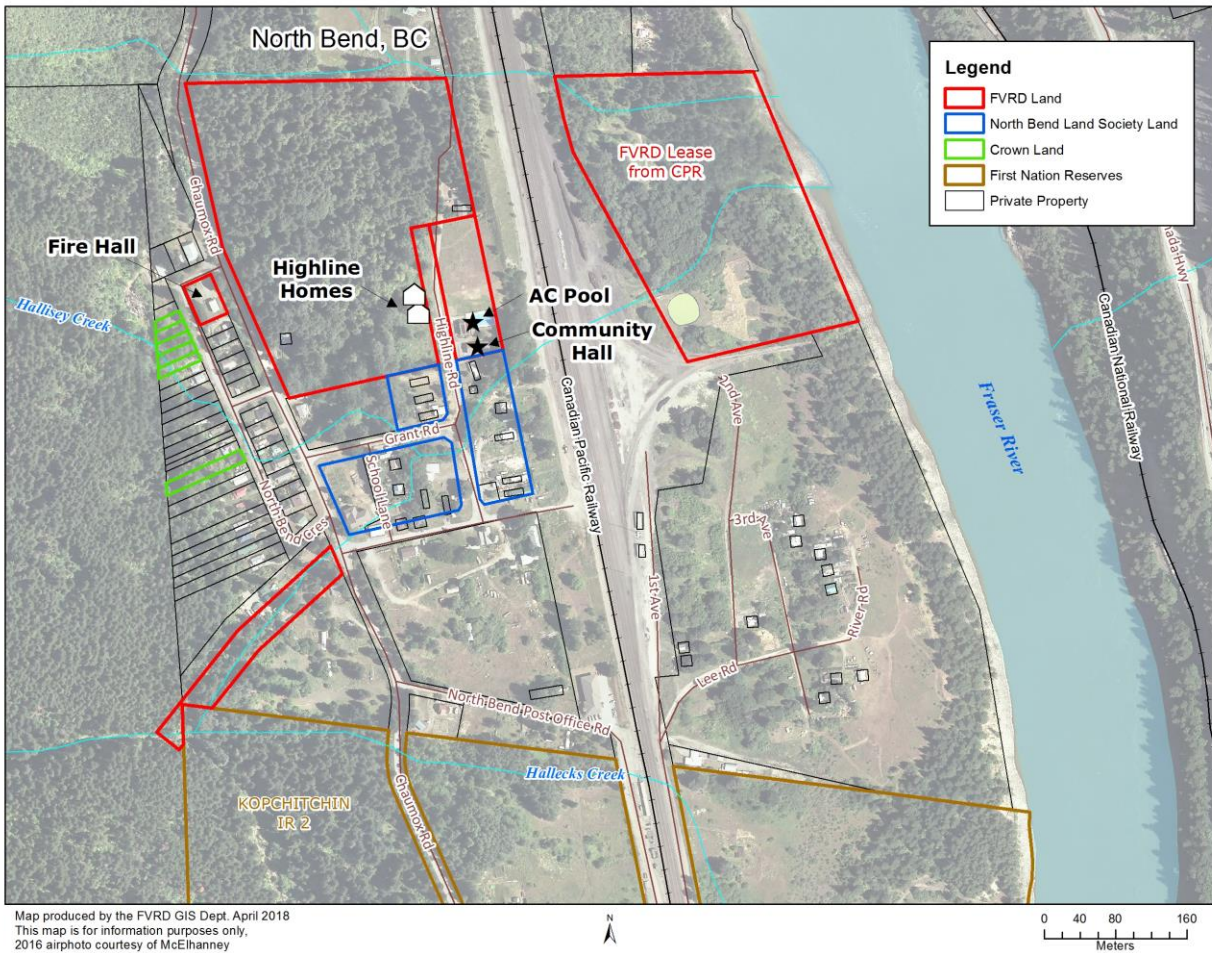
NEIGHBOURHOOD MAP



PROPOSED SUBDIVISION LAYOUT



North Bend Area Map



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.
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Margaret Thornton, Director of Planning & Development	Reviewed and supported.
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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