



City of Richmond

Report to Committee

Closed

To: Planning Committee
From: Christine McGilvray
Manager, Lands and Property
Re: Albert Airey Park - Sale of Portion of Parkland to Facilitate Pinegrove Place Care Home Facility Expansion (Bylaw 8084)

To Closed Planning - Jul 18, 2006
Date: June 1, 2006

06-2290-20-070/Vol 01

File: 12-8060-20-8084

Staff Recommendation

That the following recommendation and associated report be forwarded to the next open Council meeting.

That Bylaw 8084 authorizing sale of a portion of Albert Airey Park to Mennonite Intermediate Care Home Facility (Pinegrove Place), for \$170,000.00 to facilitate expansion of the facility, be forwarded to Council for 1st reading and advertising in conjunction with rezoning application RZ05-303677

Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY

Table with columns: ROUTED TO, CONCURRENCE, CONCURRENCE OF GENERAL MANAGER, REVIEWED BY TAG, REVIEWED BY CAO. Includes checkboxes for YES/NO and handwritten signatures.

## Staff Report

### Statutory Closed Meeting Criteria:

This report meets the following statutory closed meeting criteria:

90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality

### Recommendation on Disclosure

It is recommended that this recommendation and associated report be forwarded to open Council for consideration at the next open Council meeting.

### Origin

Planning staff are processing an OCP and rezoning amendment and subdivision application for the expansion of Pinegrove Place Mennonite Intermediate Care Home facility, located on Mellis Drive, next to Albert Airey Park

The rezoning application presents two options. One option proposes that the City sell a 287 square metre (3039.34 square feet) portion of the park to facilitate the expansion plan.

### Findings Of Fact

The Vancouver Coastal Health Authority (VCHA) has identified a shortage of intermediate care home facility beds within Richmond. To meet the current and projected demand, the VCHA has secured provincial funding for the potential expansion or construction for Richmond Health Services to develop and operate an additional 160 beds in Richmond. The Pinegrove Place Mennonite Intermediate Care Home Facility in Richmond has a potential opportunity, through redevelopment, to expand their existing facility to help address the shortage.

The rationale for purchasing a small portion of adjacent parkland is so that a new addition to the facility will maximise the number of beds that may be provided at the site. It will also help mitigate overlook and shadowing issues for the single-family developments which are adjacent on the east side of the site.

The park, located at 11251 Mellis Drive, is titled fee simple land owned by the City. Research indicates it was acquired through a mix of purchase by the City and dedication of land required as part of the approval process for the original development of the church and care facility in 1977.

Under the terms of the Community Charter (Section 27) the City may sell parkland with the passage of a bylaw that is subject to the alternative approval process. The proceeds from a disposal of park land must be placed to the credit of a parkland acquisition reserve fund.

## Analysis

The potential sale of dedicated parkland to support redevelopment – albeit a community care home facility – establishes a precedent. The proposal (and any future proposals) should be evaluated against the greater community benefit to discourage the development community from assuming entitlement to ask for adjacent parkland to add to development sites.

Staff considered disposition of the area required by long term land lease rather than sale. However, this was not feasible since the new development would straddle property lines, which is not permitted.

The area proposed for sale is 287.1 square metres (3,089.34 square feet) - approximately 2% of the area of the 3.617 acre park, and is identified on the Area Context Plan (attachment 1).

The sale of the portion of park will generate the following park upgrades and enhancements, provided by the developers:

- Upgrades to the existing park including the soccer field, pathway, perimeter drainage system and mature trees (estimated value \$44,000).
- Neighbourhood amenity contribution - a voluntary community public art project (estimated value \$35,000).
- Landscape buffer and a green wall to soften the zero lot line to park, including plantings of evergreen trees shrubs and vines;
- Maintenance of the green buffer for an initial period of one year after which the City shall assume the maintenance of any trees or shrubs planted within the park. The vines which will be attached to the building will remain the responsibility of Pinegrove Place.

## Financial Impact

Factors to be considered in determining fair compensation to the City for the disposition of the portion of park land are the financial impact derived from the acquisition by the developers, the impact on the utility of the land with which it is to be consolidated and changes to the development potential of those lands (e.g. buildable area), and the loss of utility to the community.

The selection of a unit value to apply to this non-market parcel has been achieved by:

1. a review of single-family residential land values (sales) in the immediate neighbourhood of the facility, the purchase of which might otherwise be necessary if the adjoining land was not park. This indicates a median land value of \$55.00 per sq. ft., derived from eight properties in the neighbourhood, sold between March and May 2006,
2. an examination of the FAR that will be achieved by the site of after rezoning. The parkland, upon consolidation with the larger lot, will contribute value at the same unit

value as the larger lot. The FAR of the development site including the park area is approximately 1.49 and excluding the park area is approximately 1.43. This difference would be reflected in the number of beds that could be accommodated at the facility (122 beds versus 95). The development is a not-for-profit intermediate care facility and the increase in FAR provided by the addition of the parkland will not add to developer profit or returns in a market sense.

- 3. A review of the 2006 assessed unit value of the existing adjacent Pinegrove Place site (1.46 acres), which is \$43.00 per square foot, under its existing density;
- 4. The added compensation to the community for removal of this park area from community use is reflected within the park upgrade work (\$44,000) and the voluntary public art contribution (\$35,000)

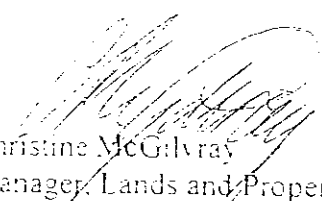
Sale of the park land is recommended at \$55.00 x 3089.34 sq. ft. = \$169,913, rounded to \$170,000

**Conclusion**

In order for the sale of parkland to complement the rezoning application, Albert Airey Park -- Sale of Portion of Park Bylaw S084 (attachment 2) should be received and forwarded to Council (along with the rezoning application) for first reading.

Staff recommends that the sale of parkland Bylaw be advertised, along with the Public Hearing for the rezoning, so that public input may be obtained

Provided Council supports the sale in conjunction with the rezoning application, an alternative approval process will be undertaken after the Public Hearing

  
 Christine McGilvray  
 Manager, Lands and Property  
 (4005)

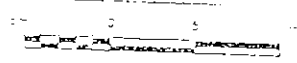
EXPLANATORY PLAN TO  
 ACCOMPANY ALBERT ARBY PARK  
 SALE OF PORTION OF BLOCK BYLAW 48184  
 BEING PART OF LOT 174, SECTION 25  
 BLOCK 5 NORTH, RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT PLAN, 51833

PLAN 808

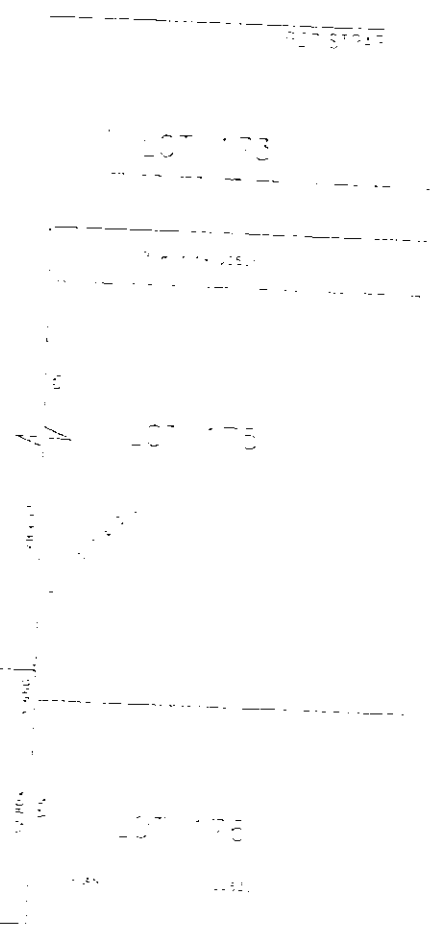
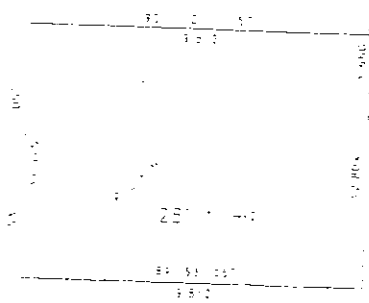
SCALE 1:250

PURSUANT TO SECTION 89(1) OF L.T.A.  
 B.C.S.S. 928 015

PREPARED BY J. J. ...  
 ...  
 ...



ALBERT ARBY  
 LOT



SECTION 25

BLOCK 5 NORTH RANGE 6 WEST

MELLIS ROAD

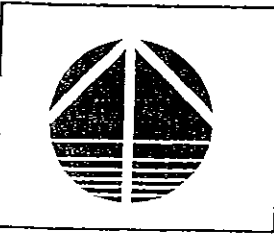
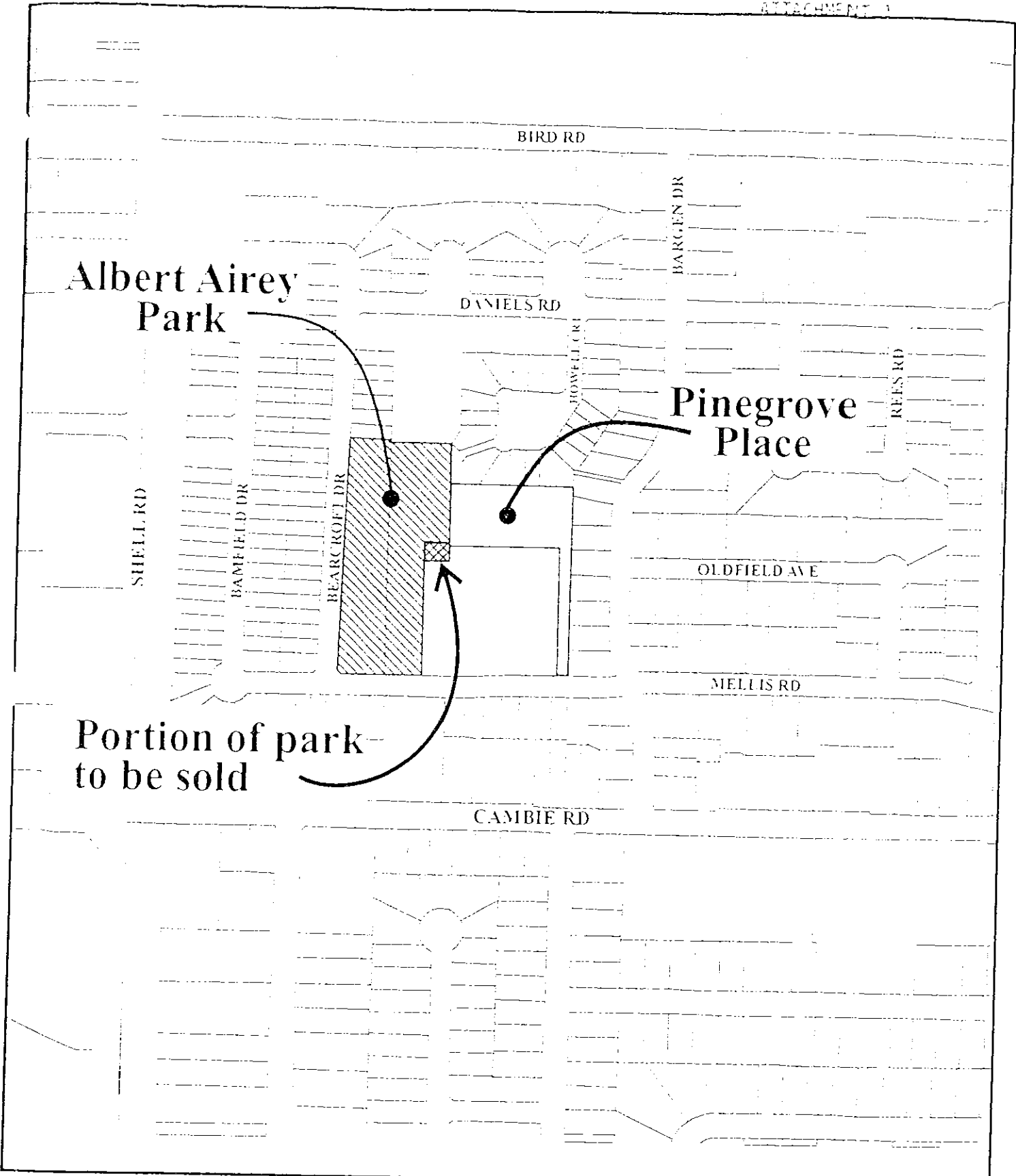
JOB OF SURVEY		AREA
DESCRIPTION		
LOT 174	SECTION 25 B.C.S.S. 928 RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 51833	187.00

BEARINGS ARE ASSUMED TO BE DERIVED FROM PLAN 51833  
 ALL DISTANCES ARE IN METERS AND TO TWO DECIMAL PLACES  
 THIS PLAN IS VALID WITHIN THE DISTRICT OF WESTMINSTER (S. 89(1))

THIS PLAN WAS CORRECTED AND CHECKED AND IS VALID WITHIN THE DISTRICT OF WESTMINSTER (S. 89(1))  
 QUALIFIED SURVEYING ASSISTANCE WITH AN INSTRUMENT REGISTERED

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 2700-11881 W. 11th Ave  
 VANCOUVER, B.C. V6V 1K8  
 TEL: 604-273-3184

*[Signature]*  
 SURVEYOR



Albert Airey Park -  
Area Context Plan

Original Date: 07/04/06  
 Amended Date:  
 Note: Dimensions are in METRES



City of Richmond

Bylaw 8084

Albert Airey Park - Sale of Portion of Park Bylaw

The Council of the City of Richmond enacts as follows

1 Subject to Section 27(1) of the Community Charter, S.B.C., 2003, c 26, and approval of a subdivision including the lands hereinafter described, that 237.1 square metres of land from Lot 174 Section 25 Block 5 North Range 6 West New Westminster District Plan (PID 003-624-510) shown outlined in bold on the attached plan (Schedule A) prepared by Christopher S. Cryderman, B.C.L.S., of Underhill & Underhill, Engineers and Surveyors, dated 2<sup>nd</sup> of June 2006, be sold to Marunite Intermediate Care Home Society of Richmond, or its designate, for \$1.00 and other good and valuable consideration (the purchase price)

2 This Bylaw is cited as "Albert Airey Park - Sale Of Portion Of Park Bylaw".

FIRST READING

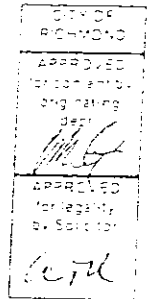
SECOND READING

PUBLIC NOTICE GIVEN

THIRD READING

ADOPTED

Four horizontal lines for recording readings and adoption.



MAYOR

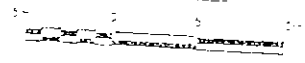
CORPORATE OFFICER

EXPLANATORY PLAN TO  
 ACCOMPANY A DEED TO  
 BE FILED IN THE OFFICE OF THE  
 CLERK OF COURTS OF THE DISTRICT OF  
 COLUMBIA, BEING PART OF LOT 174, SECTION 25,  
 BLOCK 5 NORTH, RANGE 8 WEST,  
 NEW WESTMINSTER COUNTY OF PLAN 806433

PLAN 806

DEPOSITED IN THE OFFICE OF THE  
 CLERK OF COURTS OF THE DISTRICT OF  
 COLUMBIA, ON THE 10th DAY OF  
 JANUARY, 1933

SCALE 1:1000



REFERANT TO SECTION 25 OF T. 8. N. R. 8. W.  
 BLOCK 5 900 015

100 FEET



WELLS ROAD

STATION OF REFERENCE	DESCRIPTION	DATE
SECTION 25 OF T. 8. N. R. 8. W.	RANGE 8 WEST NORTH PLAN 806433	1933

BEARINGS AND DISTANCES ARE OBTAINED FROM PLAN 806433  
 ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF  
 THIS PLAN IS WITHIN THE GRANTER JURISDICTION, DISTRICT

THIS PLAN WAS COMPLETED AND CHECKED AND THE DISTRICT OF COLUMBIA  
 UNDER THE ACT OF APRIL 22, 1906, AND THE ACT OF APRIL 19, 1907, IN  
 THE DISTRICT OF COLUMBIA, BEING PART OF LOT 174, SECTION 25,  
 BLOCK 5 NORTH, RANGE 8 WEST, NEW WESTMINSTER COUNTY OF PLAN 806433

UNDERHILL & UNDERHILL  
 ENGINEERS & SURVEYORS  
 400 F STREET, N.W.  
 WASHINGTON, D.C. 20001  
 THE 10th DAY OF 1933

*[Signature]*  
 CHRISTOPHER S. WATSON