



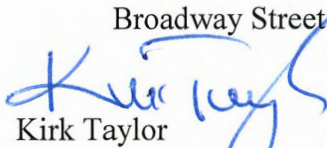
City of Richmond

Report to Committee

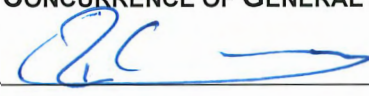
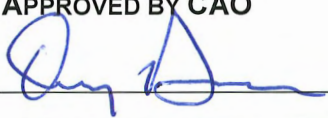
To: General Purposes Committee
From: Kirk Taylor
Senior Manager, Real Estate Services
Barbara Sage
City Solicitor
Date: April 11, 2018
File: 06-2270-30-003/2018-
Vol 01
Re: **Steveston Unopened Lanes – License Agreements between Richmond Street
and Broadway Street from No.1 Road to 2nd Avenue**

Staff Recommendations

1. That portions of the unopened lane between Richmond Street and Broadway Street from No. 1 Road to 2nd Avenue (the “Unopened Lane”) be licensed to each adjacent owner(s) that executed and returned the City’s licensing agreement on or prior to April 10, 2018;
2. That the City surface the 10 foot strip of the Unopened Lane abutting any property where the owner(s) did not execute and return the License Agreement on or prior to April 10, 2018, with a low maintenance form of surfacing such as gravel and place a fence at the current property line;
3. That in the future, if any property owner(s) within the block of the Unopened Lane approaches the City regarding licensing the portion of the Unopened Lane abutting their property, staff be authorized to enter into a License Agreement with an expiry date not later than the other Licenses; and
4. That staff be authorized to take all necessary steps to complete the matters, including authorizing the Senior Manager, Real Estate Services, to execute all documentation relating to the licenses of the Unopened Lane detailed in the staff report titled “Steveston Unopened Lanes – License Agreements between Richmond Street and Broadway Street from No.1 Road to 2nd Avenue” dated April 11, 2018.


Kirk Taylor
Senior Manager, Real Estate Services
(604-276-4212)


Barbara Sage
City Solicitor
(604-247-4636)

REPORT CONCURRENCE		
ROUTED TO: Finance Department Engineering	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS	APPROVED BY CAO 

Staff Report

Origin

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

At the February 26, 2018 Council Meeting, Council reviewed the results of the public consultation on lane standards and adopted the following:

That Option 5, putting fences back up evenly between neighbors, as described in the staff report titled, "Results from Public Consultation on Lane Standards," dated February 5, 2018, from the Director, Engineering, be approved, subject to conditions in a licensing agreement including:

- (1) that the property cannot be claimed by the residents;*
- (2) that no permanent structures or large trees be permitted on the land;*
- (3) that there be no increase to Floor Area Ratio (FAR);*
- (4) that any agreement is reviewable by the City at any time; and*
- (5) that 100% of the residents must commit to the arrangement.*

This Report provides an update on the matter.

Analysis

Licensing Agreements

All residents owning property abutting the Unopened Lane received a hand or alternative delivery of a Licensing Agreement (the "Agreements") for the portion of the Unopened Lane adjacent to their property commencing on March 7, 2018. As per Council's resolution, a specific time line was required so that staff could secure the necessary Agreements which are required prior to any physical project work commencing. Residents were required to have the Agreements executed and returned back to the City on or before April 10, 2018.

There are thirty three (33) residents in the block whom are affected by these Agreements and not all Agreements were received back executed.

As 100% of the residents have not committed to the licensing arrangement, staff recommend the following be brought forward for further Council consideration:

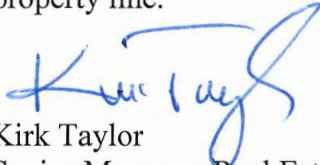
Proceed with Licensing. Remove the 100% requirement and proceed with licensing portions of the Unopened Lane to the residents who have executed and returned the Agreements, fence off the adjacent Unopened Lane at the property line of any property where the owner did not execute and return the License Agreement and surface it with a low maintenance form of surfacing such as gravel which will minimize cost and staff time. In the future, if any property owner within the block of the Unopened Lane approaches the City regarding licensing the portion of the Unopened Lane abutting their property, staff will be authorized to enter into a License Agreement with an expiry date not later than the other Licenses.

Financial Impact

Costs associated with the recommended option are covered by approved budgets.

Conclusion

Should Council decide to license the Unopened Lane between Richmond Street and Broadway Street from No. 1 Road to 2nd Avenue to adjacent residents, that such Agreements be executed by the Senior Manager, Real Estate Services and that the Unopened Lane abutting any property where the owner(s) did not executed the License Agreement, be surfaced with a low maintenance form of surfacing such as gravel with a fence placed on the property line.



Kirk Taylor
Senior Manager, Real Estate Services
(604-276-4212)



Barbara Sage
City Solicitor
(604-247-4636)