



Subject: *Kali Lane - Provincial Surplus Land*
To: Parks, Recreation, and Culture Committee
Date Prepared: May 10, 2021
Related Motions: N/A
Prepared by: Adam Clarkson, Director of Parks Recreation and Culture
Approved by: Kim Ramsay, CAO

Summary

On May 5, 2021 in accordance with the Provincial Real Property Disposal Policy, the Municipality received notice of surplus land. The subject property is PID 45414638, located at Kali Lane, Elmsdale and notification is provided to all Provincial Government Departments, Agencies, Municipalities and Towns. Provincial Departments/Agencies have first preference on all surplus lands. The Municipality was requested to advise if there is an interest in acquiring the property by June 7, 2021.

The notification was distributed to all internal municipal departments to determine if the surplus land aligns with current or future municipal infrastructure requirements. As a result of the review, the Parks, Recreation and Culture Department is bringing forward this report for Council to consider acquiring this land for Open Space needs of the area.

Financial Impact Statement

The current market value is not known. It is estimated at \$20,000.

The Municipality can request the surplus land for fair market value or request the land for a nominal fee. Using the neighbouring property (vacant land) assessment as a comparison, a nominal fee may be in the \$1,500 range, plus the costs associated with acquisition and migration costs (surveying, appraisals, transfer and legal).

Recommendation

That the Municipality responds to the notice of surplus property with interest in acquiring the land for a nominal fee and providing approval for market value deemed appropriate by CAO or by Council.

Recommended Motion

Move that the Parks, Recreation and Culture Committee recommend that Council respond to the Provincial Notice of Surplus Property for PID 45414638 for the purpose of acquiring the subject property for a nominal fee and providing approval for market value deemed appropriate by CAO to be ratified by Council and that the costs be allocated from the Open Space Reserve.

Background

The Municipality received notice of provincial surplus land.

The subject property PID 45414638 is in yellow below. The property is approximately 1,600m².



Discussion

A review of the land acquisition focused on the planning context of the area and determining if there was alignment with the Parks, Open Space and Active Transportation Master Plan.

Planning Context

The subject property is approximately 1,600m². The surrounding larger 5.6-acre property is owned by Nova Trucking Limited, which is zoned Multiple Unit Residential (R3). This zoning is for multiple unit residential which creates significant development potential. The subject property although an irregular shape has frontage on Kali Lane and is a short distance to Highway 2 which provides walkability and connectivity for the surrounding area. The subject property would provide needed open space for existing residents on Kali Lane along with future residents of multi-unit buildings that may be built on the Nova Trucking lot and within the surrounding area. If the Municipality acquires the surplus land, there is a possibility that the land could be exchanged for an alternate land within the Nova Trucking property once that development is realized.

The Municipality is aware that developers are actively interested in acquiring and developing the Nova Trucking lot. By itself the Nova Trucking lot could build out to approximately 144 dwelling units (6 - 24-unit apartment buildings) as-of-right through site plan approval. With the frontage and area added from the subject property (PID 45414638) that build out could increase to approximately 192 dwelling units (8 - 24-unit apartment buildings) as-of-right.

As-of-right development is defined as development that complies with all applicable zoning regulations and does not require approval from Municipal Council. Site plan approval is required in certain zones, such as the R3 Zone, where the developer is required to meet certain design stipulations. Site plan approval is given by the Development Officer who ensures a proposed development's consistency with land development policies and regulations. Typically, an as-of-right and site plan approval development does not provide the Municipality with an opportunity to acquire or negotiate additional open space. However, in the context of the Nova Trucking lands, there may be an opportunity to enter into an open space agreement depending on how the subject property is developed. Under the minimum zone requirements for the R3 zone, only one large multiplex is

permitted per lot. Therefore, if the developer wanted to construct six apartment buildings at 24 units per building, they would have to subdivide the lot, thereby triggering the open space requirements of the Subdivision Bylaw. Other than the possibility of an open space agreement, there is very little opportunity on Kali Lane for the Municipality to purchase land for open space needs. The acquisition of PID 45414638 aligns with the general land acquisition principles of the Parks, Open Space and Active Transportation Master Plan.

[Parks, Open Space and Active Transportation Master Plan](#)

The acquisition of this property directly advances the Parks, Open Space and Active Transportation Master Plan. Section 7.3.2 of the plan identifies future open space development on Kali Lane as subdivision development occurs.

Within a 500-meter distance of the subject property there are currently four large multiplex buildings with frontage on Kali Lane, one small multiplex that has been given site plan approval, and two large multiplexes on Concorde Way are within that 500 m distance. Based on projected land available for as-of-right development in this area of the corridor, the number of apartment buildings will likely increase creating a demand for additional open space. The demographics of future residents are unknown however, there is a presence of seniors in neighbouring apartments. There are also a number of families in the area. As development in this area is built out this acquisition would provide additional open space to meet the needs.

The municipality is currently developing a playground development strategy that will be presented to Council later this year. Over the next number of years, the Department strategic plans will include recreation facilities. Having inventory to meet the long-term needs as development occurs is essential for our residents.

Alternatives

That Council accepts this report for information.

Conclusion

Staff have reviewed the surplus land notification from the Province for PID 45414638, located at Kali Lane, Elmsdale. The Parks, Open Space and Active Transportation Master Plan identifies the need for open space land on Kali Lane. This property would service that need.

Recommendation

That the Municipality responds to the notice of surplus property with interest in acquiring the land for a nominal fee and providing approval for market value deemed appropriate by CAO or by Council.