



## Special General Purposes Committee

Anderson Room, City Hall  
6911 No. 3 Road

Monday, April 23, 2018

Immediately following the closed General Purposes Committee  
meeting

Pg. #      ITEM

### FINANCE AND CORPORATE SERVICES DIVISION

1. **STEVESTON UNOPENED LANES – LICENSE AGREEMENTS  
BETWEEN RICHMOND STREET AND BROADWAY STREET  
FROM NO. 1 ROAD TO 2<sup>ND</sup> AVENUE**

(File Ref. No. 06-2270-30-003) (REDMS No. 5801739 v. 3)

GP-3

[See Page GP-3 for full report](#)

*Designated Speakers: Barbara Sage and Kirk Taylor*

#### STAFF RECOMMENDATION

- (1) *That portions of the unopened lane between Richmond Street and Broadway Street from No. 1 Road to 2<sup>nd</sup> 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*

**GP – 1  
(Special)**

Special General Purposes Committee Agenda – Monday, April 23, 2018

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ITEM

- (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 2<sup>nd</sup> Avenue” dated April 11, 2018.*

☐

ADJOURNMENT

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# City of Richmond

## Report to Committee

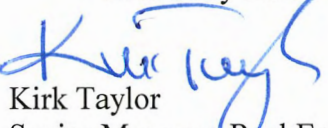
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**To:** General Purposes Committee  
**From:** Kirk Taylor  
Senior Manager, Real Estate Services  
Barbara Sage  
City Solicitor  
**Date:** April 11, 2018  
**File:** 06-2270-30-003/2018-  
Vol 01  
**Re:** **Steveston Unopened Lanes – License Agreements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

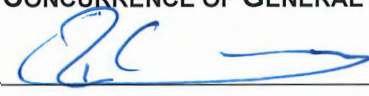
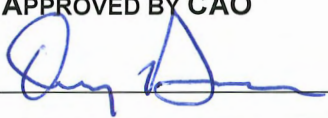
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### Staff Recommendations

1. That portions of the unopened lane between Richmond Street and Broadway Street from No. 1 Road to 2<sup>nd</sup> 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		
<b>ROUTED TO:</b>  Finance Department Engineering	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  CS	<b>APPROVED BY CAO</b>  

## 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:

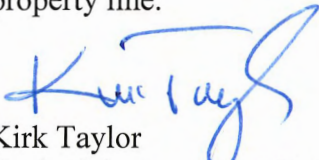
**Proceed with Licensing.** Remove the 100% requirement and proceed with licensing portions of the Unopened Lane to the residents who have executed and returned the Agreements, fence off the adjacent Unopened Lane at the property line of any property where the owner did not execute and return the License 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 2<sup>nd</sup> 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)