

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: January 6, 2025

Subject: Williston Lake Elders Society – Land Request Review

RECOMMENDATION:

THAT Council receives this report for information.

BACKGROUND:

At the Regular Meeting of November 12, 2024, the Williston Lake Elders Society (WLES) presented their plans to pursue funding toward the design and development of a seniors housing and care complex. They requested support by way of donation of the land where the Ernie Bodin Community Centre is located. Council requested staff bring back a report with an estimated value of the land and further information.

Authority:

Section 26 of the *Community Charter* authorizes Council to dispose of its land or improvements subject to certain requirements depending on the type of land being sold, donated, or exchanged and who the land may be given to. In this case, Council is authorized to gift the land to the WLES subject only to notice requirements under Section 24 of the *Community Charter*.

Technical Review:

A high-level technical review for the proposed use of the land has been attached for Council's consideration. A map depicting an example of what the proposed new lot could look like at that property has also been attached.

Land Value: \$126,470

This estimate is derived from the 2024 appraisal of the District-owned Downtown Commercial Lot 2 (\$125,000 / 1.25 ha), located near the Community Bike Park.

$\$125,000 / 1.275 \text{ ha} = \$98,039 / \text{ha}$

$3.19 \text{ acres} = 1.29 \text{ ha}$

$1.29 \text{ ha} \times \$98,039 = \$126,470$

Development Requirements:

Whether District-initiated or applied for by the WLES, the subject property would require the District to go through both a subdivision and zoning amendment process as outlined in the District's Development Procedure Bylaw 1369, 2017. A sale or lease agreement, with any associated covenants, would also be required to be finalized for transfer of title or use of the land.

Subdivision Process

The subdivision process would take approximately 4-5 months and would require at minimum, surveying, a utilities/servicing review, and a legal review and registration. The anticipated cost to go through this process, based on a subdivision that occurred in 2024, is ~\$15,000. The subdivision application fee is \$250. Council has the option to waive all these fees.

Zoning Amendment Process

A zoning amendment would be required because the proposed site is currently designated with two different zoning classifications: PI (Public Institution) and RM2 (Multi-Family Residential 2). This split zoning means that different land use regulations apply to different parts of the site, which may create conflicts regarding what types of development or uses are permissible. In order to proceed with a housing project, the zoning of the site must be unified or adjusted to allow for consistent land use regulations across the entire area.

This process could take up to 2-3 months, depending on agency referral feedback. The cost for a zoning amendment application is \$500 plus advertising costs. Council has the option to waive these fees.

Sales Agreement Process:

The District has template sales agreements for land donation and would work with our legal representatives to work with the WLES and tailor the agreements as necessary. The process could take 2-3 months.

The Williston Lake Elders Society has requested the donation of the land in 2024, however noted in their presentation that there would be no development itself for 5-10 years. Due to the central location of the property and the high public use of that area, staff would recommend adding subjects to any sale or lease documents that would:

- Provide assurance to the WLES that the land would be transferred, which would help with accessing grant funding;
- Allow time for the District to demolish the Ernie Bodin Community Centre;
- Preserve public use of the area during the period following the demolition and that of development beginning; and

- Have it formally appraised

Additionally, if the property title were to be gifted to the WLES, staff would recommend the registration of a "Right of First Refusal" covenant on the property, in that if there is lack of development in a certain timeframe, the society dissolves, or there is an offer to sell the property, that the District would have first right to property. It would be recommended any long-term lease would have similar termination language.

BUDGETARY IMPACT:

If Council chose to waive the subdivision and rezoning fees, the \$15,000 plus permit fees would be funded through the General Operating Budget.

The appraised value, once finalized, would be recorded as a loss on disposal and be reflected on our financial statements.

COUNCIL PRIORITIES:

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Emily Kaehn, Director of Corporate Services

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer