

Town of Riverview COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Presented by: Shane Thomson

Date: December 12, 2016

Subject: Surplus Land Disposal

Agenda Item:

Meeting Date:

For use by Office of the Town Clerk

BACKGROUND

In February of 2016, Council approved a Strategic Land Management Policy that would enable the Town to proactively dispose of lands that have been identified as surplus and/or pursue the acquisition of land to respond to unexpected opportunities that may arise that can benefit the Town in three ways;

- (1) Managing urban growth patterns
- (2) Ensuring land availability for specific uses
- (3) Generating revenue due to increases in land value and the disposal of lands

Furthermore the policy outlines the process for any potential disposal;

- The Economic Development Department, on a periodic basis, will review the Town's inventory of properties and will determine if any properties may not have any intended municipal use today and into the future.
- If some properties have been identified for consideration, they will be circulated to the CAO and Department Heads for their input. The CAO and Department Heads will recommend if any properties are deemed to be surplus to the Town's needs.
- If properties have been deemed to be surplus to the Town's needs by Senior Management, the inventory of those properties will be brought forward for Council's review and discussion. Senior Management will need to outline its rationale for why the property (s) are surplus.

- Council will approve the properties Staff have determined to be surplus and Staff will be given direction to attempt to sell the properties and receive fair market value.
 - If the land was given to the Town as LFFP, the Town will need to proceed with receiving concurrence from the Planning Advisory Committee before proceeding to attempt to sell the property.

With this in mind, there have been a number of sites identified as surplus, including the lift station (no longer in use) at the corner of Pine Glen Road and Gunningsville property, the former Public Works site and at Runnymede Road, adjacent to the Town's water tower, PID # 05091202, approximately 8.5 acres, has been identified as surplus. At one time this land was provided as Land for Public Purpose as a requirement of the subdivision process as the Carriage Hill development got underway. At that point in time in the Town's history, there was a desire to develop more recreational facilities in this area of Town. Since that time however, the evolution of Mill Creek Park has been well underway and the new Rotary Gateway to the Park is literally a stone's throw away from this property and has therefore been deemed to be surplus in consultation with the departments.

Staff believe this property would be attractive for further residential development in the area and in consultation with planning staff are proposing a re-zoning to RM or Residential Mix which would allow for a similar type of development as currently exists in that area.

The process to re-zone the land is highlighted in the planning report, attached herein.

PROCESS

1. Council agrees to dispose of the land
2. Council seeks PAC's written views on re-zone to RM
3. Council seeks PAC's concurrence to sell LFPP land
4. Public Hearing and 1st Reading of by-law to re-zone
5. 2nd and 3rd readings.
6. Land disposal

CONSIDERATIONS

Legal: There is a process required under the *Community Planning Act*

Financial: Disposal of this land would bring revenues to the Town's reserves

Policy: Strategic Land Management

Stakeholders:

Land developers

Neighbouring resident

Strategic Plan:

- Planning for the Future
- Smart and Sustainable Growth

Interdepartmental Consultation:

Parks and Recreation and Engineering + Public Works

Communication Plan: As required through the re-zoning process

RECOMMENDATION FROM STAFF

That Council agree to the sale of the land and to seek the concurrence and written views of the Planning Advisory Committee.

Report Approval Details

Document Title:	Briefing Runnymede Land Sale 2017.docx
Attachments:	- Runnymede LAnd.pdf
Final Approval Date:	Jan 18, 2017

This report and all of its attachments were approved and signed as outlined below:

Colin Smith - Jan 18, 2017 - 4:59 PM