



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Nicholas Mirsky, Land Agent/Negotiator

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: July 15, 2024
REPORT DATE: July 5, 2024
FILE: 0911-20

SUBJECT: ROAD CLOSURE AND CONSOLIDATION OF THE VERNON BLOCK

PURPOSE:

To close the interior laneways for the land bound by 32nd Avenue, 29th Street and 31st Avenue and consolidate the City owned lands comprising the Vernon Block into three (3) parcels in preparation for future development.

RECOMMENDATION:

THAT Council direct Administration to close that 687 m² (7,395 sf) portion of laneway, as shown on Plan EPP126964, Attachment 2 in the report titled, "Road Closure and Consolidation of the Vernon Block" dated July 5, 2024, and respectfully submitted by the Land Agent;

AND FURTHER, that Council direct Administration to consolidate the closed laneway with the properties listed in Attachment 3 into three (3) lots as shown on Plan EPP126965, Attachment 4, both attachments in the report titled "Road Closure and Consolidation of the Vernon Block" dated July 5, 2024, and respectfully submitted by the Land Agent;

AND FURTHER, that Council authorize Administration to fund the survey fees, legal fees and other administrative costs up to \$10,000 from the Land Sale Reserve.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council direct Administration not to close that 687 m² (7,395 sf) portion of laneway, as shown on Plan EPP126964, and consolidate with the properties listed in Attachment 3 it into three (3) lots as shown on Plan EPP126965.

Note: If support for the road closure and consolidation is declined, it may delay the Greater Vernon Cultural Centre (GVCC) project. In the event the GVCC does not proceed, the proposed road closure and consolidation configuration will best position the Vernon Block for future opportunities.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. This proposal is initiated due to the City intension to transfer a portion of the Vernon Block to the Regional District of North Okanagan (RDNO) in support of the Greater Vernon Cultural Centre (GVCC) project. Completing the road closure and consolidation will avoid a potential delay with that project but is also a good opportunity to prepare the Vernon Block for future development.

2. The southern two lots as shown on EPP126965 have been identified by the RDNO as necessary for the GVCC project. RDNO requested two lots instead of one to provide additional flexibility but requires the majority of the land to be consolidated to ensure the future siting of the improvements don't span a property line. The transfer of two lots instead of one does not affect the overall area of the future GVCC lands.
3. The laneway south of and adjacent to the Elks property at 3103 30th Street will remain dedicated to ensure continued access and it will be unaffected by the proposed road closure and consolidation until a future plan is developed for the City's remaining land.
4. A small corner rounding will be dedicated in the northeast of the City's consolidated lands to accommodate an existing BC Hydro cabinet and avoid a statutory right of way encumbrance on the property.
5. Future corner roundings at the southwest and southeast corners of the GVCC property will be considered once a development plan has been submitted.

C. Attachments:

Attachment 1: Overall Ortho Map

Attachment 2: Road Closure Plan EPP126964

Attachment 3: List of fee simple properties to be consolidated

Attachment 4: Consolidation Plan EPP126965

D. Council's Strategic Plan Alignment:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input checked="" type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

E. Relevant Policy/Bylaws/Resolutions:

1. N/A

BUDGET/RESOURCE IMPLICATIONS:

If the road closure and consolidation is supported, the Land Sale Reserve will be reduced by up to \$10,000, from \$342,516 to \$332,516.


FINANCIAL IMPLICATIONS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Budget Previously Approved | <input type="checkbox"/> New Budget Request
(Finance Review Required) |
|--|---|--|

Prepared by:

Approved for submission to Council:

X 
Signer 1
Nicholas Mirsky, Land Agent/Negotiator


Patricia Bridal, CAO
Date: July 10/24

X 
Signer 2
Kevin Poole, Division Director

REVIEWED WITH

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input checked="" type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input checked="" type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |

G:\0700-0999 BUILDINGS, FACILITIES AND PROPERTIES\0911 PROPERTIES - SALE\20- Sales By Name, Address\31st Ave, 2917 (Cultural Centre)