



City of Port Moody

Report/Recommendation to Council

Date: January 28, 2021
Submitted by: Engineering and Operations Department – Project Delivery Services Division
Subject: Bert Flinn Park Right-of-Way Park Dedication Update

Purpose

To present for Council's consideration an update on the Park Dedication Bylaw for the David Avenue Connector Road Right-of-Way (ROW) through Bert Flinn Park, and to provide options for formal consolidation of Park parcels.

Recommended Resolution(s)

THAT the four land parcels previously dedicated by Bylaw as Park remain as independent legal parcels at this time as recommended in the report dated January 28, 2021 from the Engineering and Operations Department – Project Delivery Services Division regarding Bert Flinn Park Right-of-Way Park Dedication Update.

Background

At the Regular Council meeting held on October 8, 2019, Council considered a report dated September 11, 2019 from Mayor Rob Vagramov regarding Official Community Plan – loco Lands and David Avenue Connector ROW and passed the following resolutions:

RC19/428b

THAT staff be directed to remove the Right-of-Way commonly referred to as the David Avenue Connector, and to incorporate its land into Bert Flinn Park.

RC19/428c

THAT a budget of up to \$75,000 be approved and referred to Finance Committee for a reserve funding source.

On February 25, 2020, Council passed the following resolutions to approve an implementation plan for closure of the subject roads and subsequent park dedication:

RC20/131

THAT City of Port Moody Road Closure Bylaw, 2020, No. 3234 (Future David Avenue Connector) and City of Port Moody Bert Flinn Park Expansion Park Dedication Bylaw, 2020, No. 3235 be read a first, second, and third time as recommended in the report dated February 6, 2020 from the Engineering and Operations Department – Project Delivery Services Division regarding Road Closure Bylaw and Park Dedication Bylaw – David Avenue Connector Road Right-of-Way through Bert Flinn Park;

AND THAT notice of Council’s intention to remove the road dedication from an unopened portion of the David Avenue Connector road allowance be provided in accordance with sections 26(3) and 40 of the *Community Charter*.

RC20/132

THAT staff be directed to consolidate all four Bert Flinn Park parcels into one park following the completion of the Road Closure and Park Dedication of the David Avenue Connector Road Right-of-Way.

On July 28, 2020, the Bert Flinn Park Expansion Park Dedication Bylaw, 2020, No. 3235 was adopted with the following resolution:

RC20/307

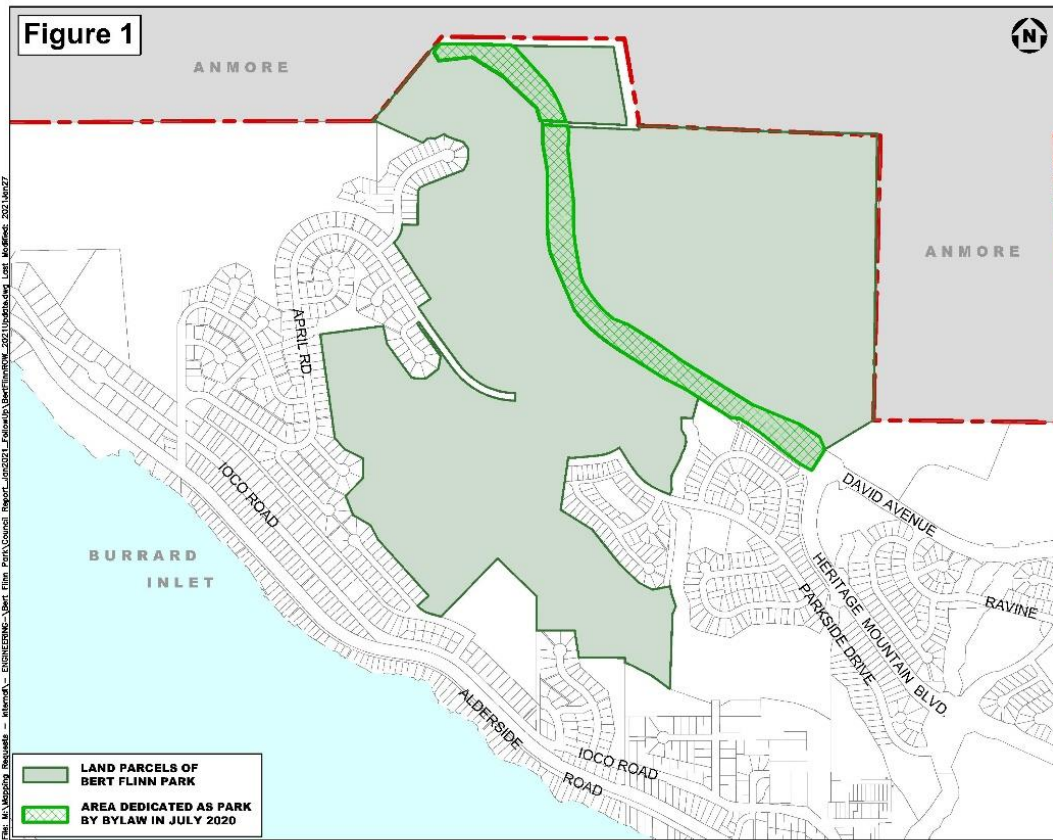
THAT City of Port Moody Bert Flinn Park Expansion Park Dedication Bylaw, 2020, No. 3235 be now adopted as recommended in the memo dated July 16, 2020 from the Corporate Services Department – Legislative Services Division regarding Bert Flinn Park Expansion Park Dedication Bylaw – Adoption.

Per the above, the road closure and park dedication bylaws are now complete. The only remaining tasks as directed by Council are to consolidate the parcels and then make some housekeeping amendments to the Official Community Plan (OCP) as discussed below.

Discussion

The process to remove the Right-of-Way commonly referred to as the David Avenue Connector and incorporate its land into Bert Flinn Park was completed with the adoption of the Park Dedication Bylaw on July 28, 2020. At this point, the newly dedicated parcel has been designated Park, and although separate lot lines still exist, the new parcel now is formally a part of Bert Flinn Park.

With assistance from the City Solicitor, the Land Title and Survey Authority of BC (LTSA) was approached for formal registration of a consolidated parcel. This request for registration was rejected as the attached legal Plan was deemed to contain insufficient survey detail. If the City wishes to resubmit the parcels for registration, a new full legal survey is required to show updated detail of the four separate Park parcels considered for consolidation, shown in Figure 1 below.



A quote received from a registered BC Land Surveyor to perform this full survey work is \$80,000. From a legal standpoint, consolidation does not provide additional functional or other benefits in incorporating the new land parcel into Bert Flinn Park. Based on costs and benefits of this additional step, the recommendation from staff is for no further action to formally consolidate the parcels at this time.

Following the adoption of the road closure bylaw and its deposit at the LTSA, housekeeping updates to the OCP will be brought forward for Council consideration for the removal of the closed portion of the ROW from all of the OCP base maps and updates of other maps as necessary (e.g. Map 4 Road Network).

Other Option(s)

THAT staff be directed to continue with consolidation of the individual Bert Flinn Park parcels;

AND THAT an additional budget of \$20,000 be forwarded to Finance Committee for identification of a funding source.

Financial Implications

If staff are directed to proceed with consolidation of the individual Bert Flinn Park parcels, it is estimated that the legal survey, administration, and project management will cost up to \$80,000. To date, approximately \$15,000 of the initial \$75,000 budget approved by Council has been spent. An additional \$20,000 in funding would be required.

Aside from staff time required to update the OCP document, there are no further anticipated costs for this project.

Communications and Civic Engagement Initiatives

Staff will provide updates on the City webpage dedicated to the Bert Flinn Park Road Right-of-Way.

Council Strategic Plan Objectives

The recommendations in this report align with Council's 2019-2022 Strategic Plan pillar of Community Evolution.

Report Author

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Project Manager

Report Approval Details

Document Title:	Bert Flinn Park Right-of-Way Park Dedication Update.docx
Attachments:	
Final Approval Date:	Feb 1, 2021

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

Kim Law, Manager of Project Delivery Services - Jan 28, 2021 - 2:41 PM

Jeff Moi, General Manager of Engineering and Operations - Jan 28, 2021 - 2:47 PM

Dorothy Shermer, Corporate Officer - Jan 29, 2021 - 11:54 AM

Rosemary Lodge, Manager of Communications and Engagement - Jan 29, 2021 - 1:39 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 30, 2021 - 3:28 PM

Tim Savoie, City Manager - Feb 1, 2021 - 11:16 AM