



Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Land Development

SUBJECT: 1420 Flint Avenue Road Closure and Disposition Bylaw No. 2232, 2025

EXECUTIVE SUMMARY:

This report introduces Bylaw No. 2232, 2025 to close a portion of road adjacent to 1420 Flint Avenue and authorizes the disposition of the land so that it can be consolidated with the subject property where a mixed-use building with 110 residential units and 621m² of commercial space is currently under construction. A portion of the building encroaches into the road right of way.

BACKGROUND:

DP22-0003 was issued in August 2022 to authorize the construction of a two-storey commercial building and a six-storey mixed-use building on the property located at 1420 Flint Avenue.

In early 2023, the developer of this land, Verity Construction, offered to purchase a portion of the adjoining road right of way to use the land as a patio for a café or restaurant proposed to be built within the ground floor commercial space of the mixed-use building, as shown below.



Figure 1 Building Renderings Showing the Closed Road Location Adjacent to Commercial Space

COMMENTARY:

This portion of road was dedicated to construct the roundabout at Bear Mountain Parkway and Flint Avenue. The roundabout has been constructed, and staff have confirmed that the proposed road closure area does not contain any municipal works and is considered surplus. Staff are now bringing forward a road closure and disposition bylaw for Council's consideration.

During the preparation of the road closure plan, it was also determined that the building's roof overhang encroaches into the road right of way by approximately 0.85m as shown below.

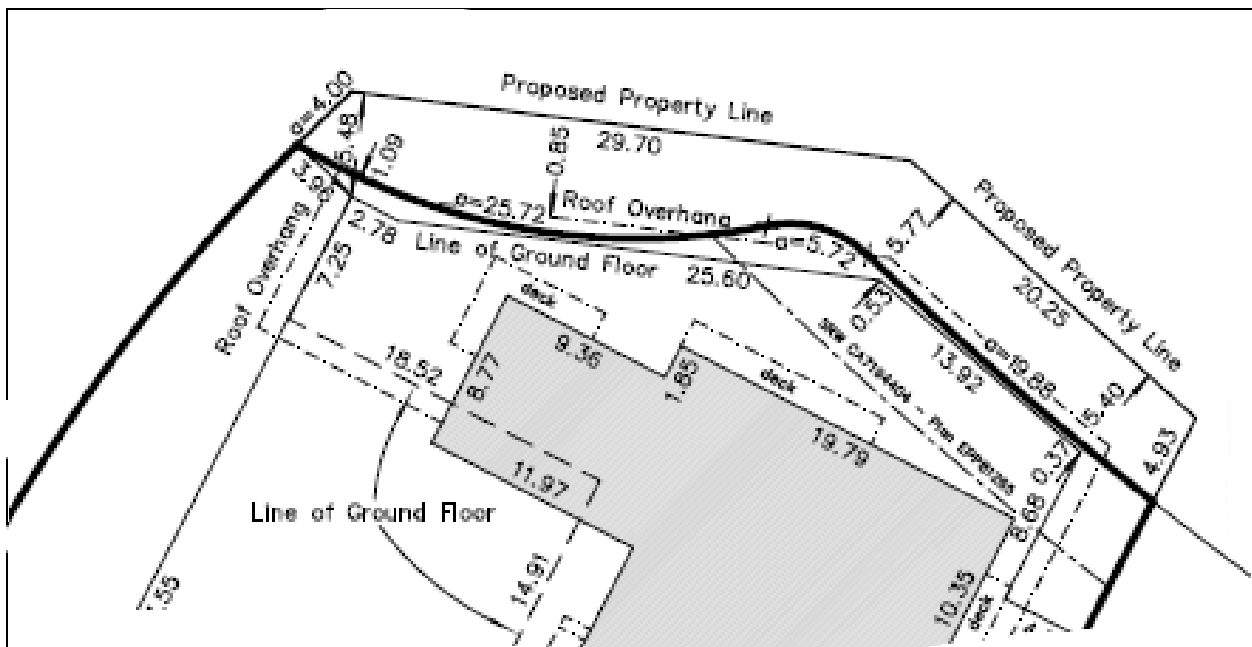


Figure 2 Survey Drawing showing the Proposed Property Line and Roof Overhang Encroachment

FINANCIAL IMPLICATIONS:

Council's policy for compensation when disposing of closed roads (POL-0152-PLAN) requires that the amount received be based on the value of the land it will be consolidated with. The value of the land is based on the assessment from the BC Assessment Authority. In this case, 1420 Flint Avenue is valued at \$4,098,000 and is 5,180m² in area, which makes the unit cost of land \$791.12/m². As the area of closed road is 260.2m², the total compensation calculated pursuant to the policy is \$205,849.34.

Should Council refuse the road closure and disposition, the developer would have to modify the building to eliminate the encroachment. The physical ability to complete that work and its cost is unknown.

LEGAL IMPLICATIONS:

Public notification of the road closure as required by provincial legislation was provided in the June 4th and 11th, 2025 issues of the Goldstream Gazette. The Purchase and Sale Agreement has been drafted in consultation with the City's lawyers. There are no known legal implications associated with the closure and disposal of this portion of road.

OPTIONS:

Option 1

THAT Council give 1st, 2nd and 3rd readings to Road Closure Bylaw No. 2232, 2025 (Flint Avenue);

AND

THAT Council authorize Mayor and Chief Administrative Officer or Corporate Officer to execute a Purchase and Sale Agreement with the applicant to sell the portion of closed road shown in Road Closure Plan EPP130623 for a purchase price of \$791.12 per square metre.

OR Option 2

THAT Council take no action with respect to Bylaw No. 2232, 2025 (Flint Avenue) at this time.

SUBMITTED BY: James Oliver, Deputy Approving Officer, Senior Land Development Technologist

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Development Services

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Wolfgang Schoenefuhs, Acting Director of Parks, Recreation and Facilities

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: Road Closure Plan EPP130623

Bylaw No. 2232, 2025