

SNUG COVE ACTION PLAN

RESHAPING SNUG COVE: A FRAMEWORK FOR TAKING ACTION

July 2006

SURPLUS LANDS WORKING GROUP

Terms of Reference

Overview

In developing its Strategic Plan, Bowen Island Municipal Council has identified the need to make decisions on the uses and/or disposition of the surplus lands.

Council has recently adopted a framework document for Snug Cove, entitled *Reshaping Snug Cove: A Framework for Taking Action*, which identifies three separate but interconnected elements of a Snug Cove strategy: ferry marshalling, the delivery of civic facilities and the allocation and cost recovery related to the surplus lands. The decision-making framework for the Action Plan involves establishing three Working Groups to undertake various work programs, the **Surplus Lands Working Group (SLWG)** being one of the groups.

Sustainable Framework

In acquiring the Surplus Lands from the GVRD in 2005, the Municipality has created an opportunity for itself to not only accommodate civic facilities within Snug Cove, but also to raise funds to retire the loan that was incurred in order to purchase the land by disposing of some of the land. Council's objective is to determine the ultimate use of the Surplus Lands and the cost recovery opportunities in a manner that respects the social, economic, and environmental values of the community. This means that the strategy must:

- consider both the short term and long term economic benefits for Snug Cove and the overall Island;
- take into account the social needs of the community, in particular the opportunities for creating affordable housing; and
- respect the environmental features of the lands in question.

The allocation and cost recovery strategy should comply with the sustainability principles captured within the Islands Trust Policy Statement, the GVRD's Sustainable Region Initiative (SRI), the Municipality's Mission Statement, the spirit and intent of the Island wide Official Community Plan, and the Snug Cove Village Plan.

General Approach and Mandate of the Surplus Lands Working Group

The Snug Cove Plan provides general direction for the use of the Surplus Lands. The lands are designated for a variety of uses including civic facilities, municipal infrastructure, and commercial/residential development. Council's initial thinking is that the first priority for the use of the Surplus Lands will be to accommodate community facilities, and as such portions of the Surplus Lands have been designated Community Facility Reserve on Figure 2 (surplus lands plan).

The disposition of portions of the Surplus Lands is considered essential by Council as a means to raise revenue to pay off the loan that was used to purchase the Surplus Lands as well as debt servicing and Snug Cove planning costs, and possibly finance the construction of community facilities and municipal infrastructure. Opportunities that need to be explored include pre-zoning of lands to increase their value and meet priority community needs, requiring that certain lands be developed for or incorporate an "affordable housing" component, and considering a range of possible uses (e.g. housing, affordable housing, light industry and commercial) for the Mount Gardner Road former Library lot (triangular parcel) which are in fact considered Village peripheral lands in the Snug Cove Plan. Council also indicated their intention to maintain a land bank for future community uses.

The mandate of the SLWG will be to provide recommendations to Council regarding the preferred land uses for the Surplus Lands, and a land disposal strategy with respect to achieving cost recovery for the surplus lands debt, debt servicing costs, and Snug Cove planning costs.

Consultation with the community will NOT be an integral component of this work. Council will conduct community consultation following receipt of the final report. Once its work is completed, this Working Group shall be disbanded, unless Council decides to extend its role.

Specific Deliverables

Specifically, the SLWG will be asked to:

- Examine the existing appraisals undertaken at the time of Surplus Land purchase. Updated appraisals could be undertaken if deemed necessary.
- Determine the dollar amount of the “cost recovery” target
- Assess community needs for affordable housing, commercial and light industrial uses to determine land use priorities for the surplus lands
- Examine various options for the use and ultimate disposal of the surplus land as follows:
 - Possible land uses of each parcel based on highest/best community use
 - Identify possible land to be preserved for future community needs
 - Possible cost recovery from sale of each parcel
 - Impact of development (economic, social and environmental) on Snug Cove as a village as described in the Snug Cove Village Plan
 - Any other options that the SLWG feels need to be addressed
- Provide recommendations to Council regarding the preferred land uses for the Surplus Lands, and a land disposal strategy with respect to achieving cost recovery. The recommendations should be based on key elements of existing studies and other literature (OCP, LUB, Municipality’s Mission Statement, Snug Cove Plan, task force/staff/consultants reports, etc.) that pertain to surplus lands.

Composition of the Surplus Lands Working Group

The Surplus Lands Working Group will consist of two members from the Advisory Planning Commission (APC) and up to five members of the community (preferably with a development/planning background), two members of Council as liaison members, the Chief Administrative Officer, and the Municipality’s Planning Consultant. The members of the APC will select their own representatives to sit on the Working Group. The Council will appoint the community members and select a chair from amongst the members of the working group. Members are expected to represent the interests of the community at large rather than simply the interests of the group from which they have been selected. It is expected that decisions/recommendations will be reached by consensus.

Working Group Resources

The Municipality’s Chief Administrative Officer and the Planning Consultant will provide technical assistance to the SLWG. The Planning Consultant will also assist in the compilation of the final report, and in participating on other Working Groups, will provide perspective on the activities of the other Groups. Municipal staff will also provide technical assistance as needed. A land development economist will be available, if required, to provide technical expertise to the Working Group.

Schedule

There is some urgency to resolving the issue of surplus lands designation, so Council is requesting that the SLWG complete the work and prepare a report to Council by February 2007. The group will present their report to Council at a joint Working Group session in March 2007.

Budget

The Working Group has a budget of \$6,000.00, to be expended on clerical support, photocopying, and consulting services as required.