
Disposition of Municipal Reserve Designation (Ward 4)**Report Purpose**

To provide information to Council to make a decision on removing the Municipal Reserve designation from a portion of Plan 0740040, Block 155, Lot 6MR to facilitate the construction of an underground parking structure to support the second stage of the adjacent multi-residential development within the Emerald Hills Urban Village.

Recommendation

THAT the removal of the Municipal Reserve designation from a portion of Plan 0740040, Block 155, Lot 6MR, as set out in Enclosure 4 of the December 5, 2023, Planning and Development Services report, be approved.

Our Strategic Goals

Goal 3 - Responsible Development
Governance Requirement

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The proposed Municipal Reserve disposition is for the second stage of the Marquis multi-residential development in the eastern portion of the Emerald Hills Urban Village. The UV2 Emerald Hills Zoning District was implemented to achieve the County's vision of creating a sustainable urban neighbourhood as contemplated within the Emerald Hills Area Structure Plan. To meet this objective and vision, the requirement of underground parking structures and cross-lot connections through tunnel easements were intended under the Municipal Reserve.

The proposal is for the second stage of parkade development beneath the County's Municipal Reserve parcel, which requires access to the parkade already constructed in the first stage of development. In order to proceed with the sale and transfer of the subsurface land, the temporary removal of the Municipal Reserve designation from the surface portion of Lot 6MR, as shown on Enclosure 3, along with the permanent removal of the Municipal Reserve designation from the underground (subsurface) parking structure is required, as shown on Enclosure 4.

Upon completion of the work and surface restoration of the land, administration will bring a bylaw back to Council to reinstate the municipal reserve designation so that the lands will continue as community park space.

Council and Committee History

February 22, 2022	Council approved that the removal of the Municipal Reserve designation from a portion of Plan 0740040, Block 155, Lot 6MR in support of Stage I.
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September 12, 2017	Bylaw 44-2017 Repeal and Replace the Emerald Hills Area Structure Plan Bylaw 23- 2013; and adoption of the Revised Emerald Hills Centre Sustainability Summary and Development Concept (Ward 4) THAT the Revised Emerald Hills Centre Sustainability Summary and Development Concept, as set out in Enclosure 2 of the September 12, 2017 Planning and Development Services Report, be approved.
September 10, 2013	Council adopted the updated Emerald Hills ASP Bylaw 23-2013.
July 17, 2012	THAT Council authorize the execution of the Development Agreement negotiated between County administration and Genstar Titleco Limited for the development of the Municipal Reserve in Emerald Hills Urban Village.

Other Impacts**Policy:** SER-012-011 Land Management**Legislative/Legal:** Section 674 of the *Municipal Government Act* allows for a Council to sell, lease or otherwise dispose of municipal reserve.**Financial/Budget:** n/a**Interdepartmental:** n/a**Master Plan/Framework:** Municipal Land Framework**Communication Plan**

Newspaper ad, website, letter to adjacent landowners.

Enclosures

- 1 Urban location map
- 2 Location map
- 3 Air photo map
- 4 Cross section map
- 5 Notification map