

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, MARCH 05, 2025**

SUBJECT **3690 Richmond Road - Road Dedication to District of Saanich**

ISSUE SUMMARY

The Capital Regional Hospital District (CRHD) intends to dedicate an 8.8 square metre (m²) portion of the 3690 Richmond Road property as District of Saanich municipal road for the purpose of municipal infrastructure and road safety improvements.

BACKGROUND

The CRHD acquired the 3690 Richmond Road property on December 6, 2024, and since then has entered into a 20-year lease with BC Housing. The District of Saanich requires obtaining an 8.8 m² portion of 3690 Richmond Road for infrastructure and road safety improvements on Shelbourne Street and Richmond Road. This includes utility rights-of-way or road rights-of-way, and replacement of existing utility service connection[s] up to the property line; installation of a new storm drain service connection; new concrete curb along the road edge; new driveway letdown; new grass boulevard with periodic street trees; new asphalt bike lane and associated curbs; new concrete sidewalk; cutting and removal of hedges/shrubs/plantings or other objects or landscape features. The CRHD will convey the Dedication Area (see Appendix A) as road to the District of Saanich and grant the District of Saanich the right to carry out the works on the property.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That the Capital Regional Hospital District dedicate an 8.8 square metre portion of the 3690 Richmond Road property as District of Saanich municipal road for infrastructure and road safety improvements.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

The District of Saanich had an appraisal done to determine compensation value and through negotiations with CRHD agreed to pay \$156 a ft² as compensation. CRHD will receive \$15,912.00 for the dedication area, along with \$1,022.16 in compensation for items to be replaced or restored and \$500 for disposition notice costs for a total of \$17,434.16. Funds will be transferred to the Debt Management Reserve to help mitigate future debt costs associated with financing the CRHD 10-Year Capital Plan.

Legal implications

The new property boundary will be registered with Land Title. The tenant, BC Housing has also been notified of the transaction.

Occasionally, governments need privately owned land to build or make necessary changes to infrastructure. This is known as acquiring land for a public benefit or purpose. The goal is to work with owners to reach an agreement that is fair for everyone. If no agreement is reached, the District of Saanich can use “expropriation” as a last resort.

CONCLUSION

Staff recommends dedicating the 8.8 square metre portion of 3690 Richmond Road property as District of Saanich municipal road for infrastructure and road safety improvements.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That the Capital Regional Hospital District dedicate an 8.8 square metre portion of the 3690 Richmond Road property as District of Saanich municipal road for infrastructure and road safety improvements.

Submitted by:	Michael Barnes, MPP, Senior Manager, Health and Capital Planning Strategies
Concurrence:	Patrick Klassen, MCIP, RPP, Acting General Manager, Housing, Planning and Protective Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: Reference Plan