

Report

Date December 18, 2024
Subject Disposition of former RCMP Detachment at 6060 Canada Avenue

PURPOSE

To seek Council approval to transfer a municipally owned parcel of land located at 6060 Canada Avenue to Cowichan Tribes for \$1,200,000.

BACKGROUND

6060 Canada Avenue is a municipally owned, 2.9-acre parcel of land situated in the south end of North Cowichan (Attachment 1). It is rectangular in nature and has a one-story building situated on the property, which was constructed in 1980 for the North Cowichan/Duncan RCMP ("RCMP"). The building is surrounded by surface parking, and Bings Creek flows around the property on the north, west, and south sides. The property is currently vacant as the RCMP has moved to their new facility on Ford Road. In 2022, Council directed staff to dispose of the property and find a suitable purchaser.

At the July 17, 2024, In-Camera meeting, staff presented an offer from Cowichan Tribes, who wished to acquire the property.

Cowichan Tribes undertook their due diligence and, in October of 2024, agreed to move forward with acquiring the property for \$1,200,000.

The transfer includes a covenant being registered on title to protect Bings Creek from future development while permitting North Cowichan to conduct restoration and maintenance work as required.

In addition, North Cowichan secured the front 2.6 meters from the parcel to support the Canada Avenue active transportation project planned for 2025 and 2026.

At the November 20, 2024, In-Camera meeting, Council removed North Cowichan's final conditions, noting satisfaction with the agreement.

Prior to disposing of a parcel of land, North Cowichan is required to post a Notice of Disposition as required under sections 26 and 94 of the *Community Charter*. The Notice was posted on social media and North Cowichan's website on December 6, 2024, and is scheduled for advertisement in the Cowichan Citizen on December 11, 2024.

OPTIONS

1. **(Recommended Option)** THAT Council approves the transfer of a municipal owned parcel of land located at 6060 Canada Avenue to Cowichan Tribes for a price of \$1,200,000.
2. That Council provides alternative direction.

IMPLICATIONS

Procedural

Should Council approve the sale, the property will transfer to Cowichan Tribes on January 15, 2025. A Notice of Disposition was published in accordance with the requirements of the *Community Charter* (sections 26 and 94).

Financial

North Cowichan will receive \$1,200,000 from the sale of the property. North Cowichan will be responsible for paying the commission of the Cowichan Tribes realtor (\$10,500), resulting in a net transfer of \$1,189,500. This money will be placed in the Land Sales Reserve, which will have a balance of \$5,800,000 upon completion of the sale.

Environmental

Protecting the environmentally sensitive areas around Bings Creek is a major goal of Council, and the covenant registered on the title will achieve that objective. Staff intend to undertake restoration of the north channel of Bings Creek in 2025, with an estimated cost of \$165,000. This work could be a catalyst to further protect and restore other upstream areas on Bings Creek.

Asset Management

In disposing of the property, North Cowichan is relieving itself of an aging asset. It will be able to direct staff resources and capital budget to improvements in the remaining municipal facilities.

Relationship Building

Discussions with Cowichan Tribes have been very positive throughout this process. Staff believe this project has helped build a relationship around reconciliation and will help set the groundwork for future projects.

RECOMMENDATION

THAT Council approves the transfer of a municipal owned parcel of land located at 6060 Canada Avenue to Cowichan Tribes for a price of \$1,200,000.

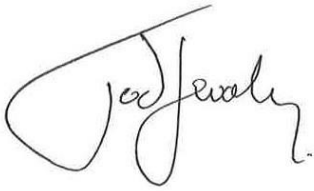
Report prepared and reviewed by:



Bill Corsan

General Manager, Corporate Services and Community Relations

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachment:
(1) Orthophoto Map