

NO: R021

COUNCIL DATE: February 8, 2021

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 2, 2021**

FROM: **General Manager, Engineering**

FILE: **7918-0313-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance adjacent to 17494, 17502 and 17524 – 100 Avenue (Step 2)**

---

## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 489.6m<sup>2</sup> (5,270 ft.<sup>2</sup>) area of closed road allowance adjacent to 17494, 17502 and 17524 – 100 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. 153; 2020, a copy of which is attached to this report as Appendix “I”.

## INTENT

The intent of this report is to seek Council’s approval to sell the closed portion of road for consolidation with the adjacent development lands at 17494, 17502 and 17524 – 100 Avenue.

## DISCUSSION

On October 19, 2020, Council authorized the Engineering Department (Resolution No. R20-1603 related to Corporate Report No. R153) to proceed with the closure and sale of the portion of redundant road allowance having an area of 489.6m<sup>2</sup> (5,270 ft.<sup>2</sup>) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 17494, 17502 and 17524 – 100 Avenue. Council’s approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the *Community Charter*.

The *Community Charter* requires that Council’s approval to close and sell roads be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the “cancellation of highway” for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council’s authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the *Community Charter*, all the necessary requirements to dispose of this redundant portion of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

## CONCLUSION

It is recommended that Council approve the sale of the closed portion of road allowance adjacent to 17494, 17502 and 17524 – 100 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R153; 2020.

Scott Neuman, P. Eng.  
General Manager, Engineering

KT/ap/cc

Appendix "I" - Corporate Report No. R153; 2020

g:\wp-docs\2021\admin\cr\draft approval of the sale of a closed portion of road allowance adjacent to 17494, 17502 and 17524 – 100 avenue (step 2).docx  
CC 2/3/21 10:47 AM

## CORPORATE REPORT

NO: R153

COUNCIL DATE: Oct 19, 2020

---

### REGULAR COUNCIL

TO: Mayor & Council

DATE: October 5, 2020

FROM: General Manager, Engineering

FILE: 7918-0313-00

SUBJECT: Closure of Road Adjacent to 17494, 17502 and 17524 – 100 Avenue

---

### RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 489.6 m<sup>2</sup> (5,270 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 17494, 17502 and 17524 – 100 Avenue, as generally illustrated in Appendix "I" attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

### INTENT

The intent of this report is to seek Council's approval to close and remove a portion of unconstructed road allowance for consolidation with three adjacent properties pursuant to the development of 42 townhouse units under Development Application No. 7918-0313-00.

### BACKGROUND

#### Property Description

The area of road allowance proposed for closure is a 489.6 m<sup>2</sup> (5,270 ft.<sup>2</sup>) portion of unconstructed road (the "Road Closure Area") adjacent to 17494, 17502 and 17524 – 100 Avenue (the "Adjacent Properties") assembled for a townhouse development.

#### Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are zoned One-Acre Residential (RA) Zone and designed "Suburban" in the Official Community Plan.

### DISCUSSION

#### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7918-0313-00. This Development Application is seeking approval to permit the development of 42 townhouse units as illustrated in Appendix "II" attached to this report.

The road closure proposal was referenced in the September 16, 2019 Planning & Development Report to Council related to Development Application No. 7918-0313-00, and the related Rezoning Bylaw was granted Third Reading by Council on October 9, 2019.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none have expressed any objections.

### **Land Value**

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area, as determined by an internal staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

### **SUSTAINABILITY CONSIDERATIONS**

The proposed road closure and sale supports the City's Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, the road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

### **CONCLUSION**

The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation, as generally described in this report.



Scott Neuman, P.Eng.  
General Manager, Engineering

PK/ap/cc

Appendix "I" – Aerial Photograph of Site      **Note: Appendices available upon request**  
Appendix "II" – Development Application 7918-0313-00 Site Layout