



Corporate NO: R034

Report COUNCIL DATE: February 28, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: February 22, 2000**

FROM: Manager Facilities & Realty **FILE: 1505-17501**
Engineering Department

SUBJECT: Lane Exchange at 176 Street and the Cloverdale By-Pass (Page 76)

RECOMMENDATION

That Council:

1. authorize a lane exchange to close a $\pm 317 \text{ m}^2$ ($\pm 3,412 \text{ s.f.}$) unopened lane between 175 Street and 176 Street at the Cloverdale By-Pass in exchange for a $\pm 121.40 \text{ m}^2$ ($\pm 1,307 \text{ s.f.}$) portion of PID No. 008-958-467 (17568 - 58A Avenue);
2. repeal By-law No. 4346; and
3. authorize the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

This City-initiated lane exchange is located in the Cloverdale area between 175 Street and 176 Street at the Cloverdale By-Pass and is subject to a Neighbourhood Concept Plan. The immediate area is primarily Commercial with residential nodes.

B. Plan Designations, Zoning and Land Uses

17568 - 58A Avenue and 5710 - 175 Street are currently zoned RF (Single Family Residential) and C-8

(Community Commercial). These properties are part of the Cloverdale Shopping Plaza.

The Official Community Plan designation for this area is Town Centre.

C. Purpose of Lane Exchange

To provide a marketable consolidated site for the Cloverdale Shopping Plaza.

D. Process

Upon approval by Council, a reference plan prepared by the applicant is submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In conformance with Section 535(3) of the Municipal Act, the exchange will be advertised for two consecutive weeks following the Introduction and First Reading at the Regular Council meeting. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Section. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road from the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan. The portion of lane to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the lane exchange as outlined in this report.

Jorgen Johansen, P.Eng.
Manager, Facilities & Realty

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Appendices

- I Location Map
- II Site Map
- III Aerial Photograph of Site