



Corporate NO: R109

Report COUNCIL DATE: May 15, 2000

REGULAR COUNCIL

TO: Mayor & Council DATE: May 8, 2000

FROM: General Manager, Engineering FILE: 7995-0288

SUBJECT: Road Exchange at 61 Avenue and 168 Street (Progressive Construction Ltd.)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 836 \text{ m}^2$ ($\pm 9,000 \text{ s.f.}$) opened portion of 61 Avenue at 61 Avenue and 168 Street in exchange for a $\pm 955 \text{ m}^2$ ($\pm 10,280 \text{ s.f.}$) portion of PID No. 011-268-859 (16597 - 60 Avenue) and a $\pm 888 \text{ m}^2$ ($\pm 9,559 \text{ m}^2$) portion of PID No. 011-268-883 (16653 - 60 Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the area at 61 Avenue and 168 Street and is subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

16597 and 16653 - 60 Avenue are currently zoned RA (One Acre Residential). 16661 - 61 Avenue and 16620 - 63 Avenue are currently zoned A1 (General Agriculture). All of the properties are vacant.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The developer is proposing a 135 lot subdivision. In exchange for the portion of roads to be closed, the developer will dedicate a portion of land for the future widening and realigning of 61 Avenue.

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 525(4) 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 portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area. The remaining portions of 61 Avenue will remain open.

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

Jorgen Johansen, P.Eng.

General Manager, Engineering

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Appendices

I. Location Map

II. Site Map

III. Aerial Photograph of Site