



Corporate NO: R197

Report COUNCIL DATE: September 5, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: August 28, 2000**

FROM: General Manager, Engineering **FILE: 7900-0064**

SUBJECT: Road Exchange at 81 Avenue and 128 Street (Page 40)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 388 \text{ m}^2$ ($\pm 4,177 \text{ s.f.}$) unopened portion of 81 Avenue at 128 Street in exchange for a $\pm 118.48 \text{ m}^2$ ($\pm 1,275 \text{ s.f.}$) portion of PID No. 000-483-389 (8053/63 - 128 Street); and
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the West Newton area at 81 Avenue and 128 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily Industrial.

B. Plan Designations, Zoning and Land Uses

8053/63 - 128 Street is currently zoned under Land Use Contract 150 (Light Industrial) and is used as a commercial/industrial business.

The Official Community Plan designation for this area is Industrial.

C. Purpose of Road Exchange

The developer is proposing to renovate an existing building and develop a two-storey, multiple unit, industrial building on the property with the addition of the closed road. In exchange, the developer will dedicate a portion of land for the future widening of 128 Street at 81 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 portion of road is not needed for road purposes and does not affect the surrounding area. The road exchange will finalize the City's road requirements at this location and the developer will be able to proceed with the proposed building expansion.

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

Jorgen Johansen, P.Eng.
General Manager, Engineering

GT/mpr

Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site
- IV. Proposed Site Plan