



Corporate NO: R150

Report COUNCIL DATE: July 9, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 4, 2001**

FROM: General Manager Engineering **FILE: 7901-0119**
Engineering

SUBJECT: Road Exchange at 65A Avenue and 179 Street (Page 67)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a ± 656 m² ($\pm 7,061$ sq.ft.) unopened portion of 65A Avenue between 176 Street and 179 Street in exchange for a ± 112.3 m² ($\pm 1,209$ sq.ft.) portion of PID No. 011-110-082 (17871 - 64 Avenue); 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 Cloverdale area at 65A Avenue between 176 Street and 179 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily industrial.

B. Plan Designations, Zoning and Land Uses

The property located at 17871 - 64 Avenue is currently zoned IB (Business Park) and is used as a holding property.

The Official Community Plan designation for this area is Industrial.

C. Purpose of Road Exchange

The developer is proposing a warehouse facility as part of the expansion of their existing business at 17858 - 66 Avenue. In exchange for the portion of road to be closed, the developer will dedicate a portion of land for the future widening of 64 Avenue.

D. Process

Upon approval by Council, a reference plan prepared at the applicants expense 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 Local Government Act, notice of the exchange will be advertised for two consecutive weeks in a local newspaper 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 Services Division. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road on behalf of 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 developer to proceed with construction of the warehouse facility. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area. The remaining portion of 65A Avenue to the west will remain.

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
- IV. Proposed Site Plan