

Corporate NO: R184

Report COUNCIL DATE: September 4, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: August 17, 2001**

FROM: General Manager, Engineering **FILE: 7901-0020**

SUBJECT: Lane Exchange at 72 Avenue and 128 Street (Page 50)

RECOMMENDATION

That Council authorize:

1. a lane exchange to close a $\pm 63 \text{ m}^2$ ($\pm 678 \text{ s.f.}$) unopened portion of lane at 72 Avenue and 128 Street in exchange for a $\pm 27 \text{ m}^2$ ($\pm 291 \text{ s.f.}$) portion of PID No. 010-348-506 (7227-128 Street); and,
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The portion of lane proposed for exchange is located in the Newton area at 72 Avenue and 128 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is a blend of commercial and residential uses.

B. Plan Designations, Zoning and Land Uses

The property located at 7227-128 Street is currently zoned RF (Single Family Residential) and is used as a holding property.

The Official Community Plan designation for this area is Multiple Residential.

C. Purpose of Lane Exchange

The developer is proposing an Auto Lube facility with the addition of the closed lane upon a rezoning from single family residential to comprehensive development. In exchange the developer will dedicate a portion of land for the future widening of 128 Street.

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 Governmet Act notice of the exchange will be advertised for two consecutive weeks in a local newspaper following the introduction and first reading of the By-law 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 lane exchange allows the developer to proceed with construction of the Auto Lube facility upon rezoning. The portion of lane to be closed and consolidated is not needed for road purposes and does not affect the surrounding area. The remaining portion of lane to the north will remain open. The portion of lane to the south will be closed and consolidated by the same developer in the future.

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

Jorgen Johansen, P Eng.

General Manager, Engineering

GT/mc

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Appendices

I Location Map

II Site Map

III Aerial Photograph of Site

IV Proposed Site Plan