

Corporate NO: R049

Report COUNCIL DATE: March 25, 2002

REGULAR COUNCIL

TO: Mayor & Council **DATE: March 11, 2002**

FROM: General Manager, Engineering **FILE: 0870-30**

SUBJECT: City Initiated Road Exchange at 54A Avenue and Panorama Drive (Page 83)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 119 \text{ m}^2$ ($\pm 1,281 \text{ ft.}^2$) opened portion of 54A Avenue at 150 Street in exchange for a $\pm 948 \text{ m}^2$ ($\pm 10,205 \text{ ft.}^2$) portion of PID No. 011-016-507 (5482 - 148 Street); and
2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

1. Property Location

This City-initiated road exchange is located in the East Panorama Ridge Business Park (EPBP). Existing land uses in the EPBP include commercial at the corner of Highway No. 10 and 152 Street, the Excellent Ice Arena, Fama Business Park, BC Hothouse, and Bob Rutledge Park.

2. Plan Designations, Zoning and Land Uses

The City property located at 5482 - 148 Street is currently zoned One Acre Residential (RA). The Official Community Plan designation for the EPBP is partially Suburban and partially Industrial. Council has approved a concept plan for the EPBP (amended in March 2002), which identifies undeveloped City-owned lands and other adjacent lands for "Business Park."

DISCUSSION

1. Purpose of Road Exchange

The City's approved Concept Plan for the EPBP has identified a road pattern for the industrial area. The road pattern includes the future Panorama Drive, which will extend from the existing cul-de-sac at 54A Avenue, adjacent to the Excellent Ice facility, in a northerly direction to Highway No. 10. The 54A Avenue road will also extend westbound from its existing cul-de-sac.

The City-initiated road exchange will facilitate the closure of a portion of the 54A Avenue cul-de-sac that would otherwise become redundant based on the EPBP Concept Plan Amendment. The closed portion of road will be consolidated with the City property at 5482 - 148 Street. The road exchange will also serve to dedicate part of the City-owned lands that are required for the future Panorama Drive. This road exchange is further linked to a City application to subdivide and rezone the City lands within the EPBP to "Business Park."

2. Process

Upon approval by Council, a reference plan will be submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In compliance 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 subdivision plan prepared by the City, will effect the transfer and consolidation of road upon registration at the Land Title Office.

CONCLUSION

This City-initiated road exchange will establish the boundaries for a portion of the future Panorama Drive within the EPBP. It will further facilitate the City-initiated subdivision and rezoning application of the City lands located in the EPBP. Based on the City approved Concept Plan Amendment for the industrial area, the portion of 54A Avenue to be closed and consolidated is no longer needed for road purposes. It is recommended that Council approve the road exchange as outlined in this report.

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Appendices

- I. Location Map
- II. Site Map

III. Aerial Photograph of Site

IV. East Panorama Ridge Business Park Concept Plan