

Corporate NO: R050

Report COUNCIL DATE: March 25, 2002

REGULAR COUNCIL

TO: Mayor & Council DATE: **March 18, 2002**

FROM: General Manager, Engineering FILE: **0870-30**
1505-11500

SUBJECT: Road Exchange at 131 Street and 115B Avenue (Page 1)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 2,865 \text{ m}^2$ ($\pm 30,840 \text{ ft.}^2$) unopened portion of 115A Avenue and a $\pm 3,292 \text{ m}^2$ ($\pm 35,436 \text{ ft.}^2$) unopened portion of 114A Avenue between 131 Street and 132 Street in exchange for a $\pm 4,269 \text{ m}^2$ ($\pm 45,953 \text{ ft.}^2$) portion of PID No. 000-595-241 (11487 - 132 Street); 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 allowances proposed for road exchange are located in the Bridgeview area between 131 Street and 132 Street & 114 Avenue and 115B Avenue and are not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential with some industrial and commercial uses.

B. Plan Designations, Zoning and Land Uses

The properties comprising the subdivision are all currently zoned I-4 (Special Industry) and are all vacant.

The Official Community Plan designation for this area is Industrial.

C. Purpose of Road Exchange

This City-initiated road exchange will facilitate the closure of redundant roads in the area and the dedication of 114B/115 Avenue.

D. 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 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 roads on behalf of the Crown, and provide a consolidation plan which will effect the transfer and consolidation of the roads upon registration at the Land Title Office.

E. Conclusion

This City-initiated road exchange will facilitate the construction of 114A/115B Avenue this summer. The exchange also provides an opportunity to close and consolidate redundant portions of adjoining road. The portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area. Once this closure is approved the City's Bridgeview lands in the immediate area of the new road will be actively marketed for industrial uses.

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

Paul Ham, P Eng.

General Manager, Engineering

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Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site