

Corporate NO: R051

Report COUNCIL DATE: March 25, 2002

REGULAR COUNCIL

TO: Mayor & Council DATE: March 18, 2002

FROM: General Manager, Engineering FILE: 7998-0245

SUBJECT: City Land Sale and Road Exchange at 34 Avenue and King George Highway (Page 103)

RECOMMENDATION

That Council:

1. authorize the City Clerk to bring forward the required readings of a Stop Up and Close By-law to close two portions of "titled" road known as 34 Avenue west of the King George Highway and containing a total of $\pm 674 \text{ m}^2$ ($\pm 7,255 \text{ ft.}^2$);
2. subject to the adoption of the Stop Up and Close By-law, authorize the sale of the City-owned land referred to in Recommendation #1 and otherwise known as PID No. 017-456-517 Parcel B (By-law Plan LMP 1248) Lot 5 District Lot 165 Group 2 NWD Plan 6951;
3. authorize the exchange of four unopened portions of the King George Highway at 34 Avenue containing a total of 290 m^2 ($3,120 \text{ ft.}^2$) in exchange for a $\pm 1,234 \text{ m}^2$ ($\pm 13,283 \text{ ft.}^2$) portion of PID No. 011-216-956 (3439 King George Highway); and
4. authorize the City Clerk to bring forward a Road Exchange By-law for First, Second, and Third Readings by Council.

BACKGROUND

A. Property Location

The City owned land proposed to be sold and the road allowance proposed for road exchange are located in the Elgin area at 34 Avenue and the King George Highway and are not subject to a Neighbourhood Concept Plan. However, they are subject to the King George Highway Corridor Land Use Study. The immediate area is primarily

residential.

B. Plan Designations, Zoning and Land Uses

The properties located at 3407, 3427 and 3439 King George Highway are all currently zoned RA (One Acre Residential) and are improved with residences.

The Official Community Plan designation for this area is Urban.

C. Purpose of City Land Sale and Road Exchange

The owners of 3407, 3427 and 3439 King George Highway have made application to the Planning & Development Department to rezone the properties to RF-12 (Single Family Residential 12 Zone). Upon the closing and consolidation of City land and road, the developer intends to create a 59 lot residential subdivision.

D. Process

Upon approval by Council, a reference plan prepared at the applicant's 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.

With reference to the sale of City land, a notice of the sale, containing a description of the land and the minimum price that would be accepted for it, will be posted publicly as required under Sections 186 and 187 of the Local Government Act.

E. Conclusion

This City land sale and road exchange will allow the owners to proceed to complete the proposed 59 lot residential subdivision. The portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area.

It is recommended that Council approve the proposed sale of City land and the road exchange 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
- IV. Proposed Subdivision Layout