

# **Corporate** NO: R147

# **Report** COUNCIL DATE: July 15, 2002

## **REGULAR COUNCIL**

**TO: Mayor & Council** DATE: **July 8, 2002**

**FROM: General Manager, Engineering** FILE: **0870-30/2**

**SUBJECT: Land Exchange at 64 Avenue and 148 Street (Page 63)**

## **RECOMMENDATION**

That Council authorize:

1. the sale of a  $\pm 125$  m<sup>2</sup> portion of City owned land (“titled road”) known as PID No. 017-491-479 Pcl A (By-law Plan LMP1697) Lot 3 Section 15 Township 2 NWD Plan 4079 in exchange for a  $\pm 26$  m<sup>2</sup> ( $\pm 280$  ft.<sup>2</sup>) portion of PID No. 011-049-570 (6450 - 148 Street);

2. the City Clerk bring forward a By-law to repeal Section 3 of By-law 11017.

## **BACKGROUND**

### **A. Property Location**

The portion of City land proposed for exchange is located in the Newton area at 64 Avenue and 148 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily Industrial.

The portion of City land to be sold is actually a road widening acquired in 1991. During that period of time, roads were acquired by By-law (By-law No. 11017) and titles were created for each road widening purchased. This portion of “title road” is now deemed redundant and is available for sale.

### **B. Plan Designations, Zoning and Land Uses**

The property located at 6450 - 148 Street is currently zoned IL (Light Industrial) and is used as an office for a construction business.

The Official Community Plan designation for this area is Industrial.

### **C. Purpose of Land Exchange**

The developer is proposing to replace an existing building with two multi tenant industrial buildings with the addition of the closed road. In exchange the developer will dedicate a portion of land for the future widening of 64 Avenue at 148 Street.

### **D. Conclusion**

The land exchange allows the developer to proceed with a development permit to construct two new multi tenant buildings. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the land 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 Site Plan