

Corporate NO: R172

Report COUNCIL DATE: September 3, 2002

REGULAR COUNCIL

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

FROM: General Manager, Engineering **FILE: 7901-0030-00**

SUBJECT: Road Exchange at 76 Avenue and 144 Street (Page 52)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 335 \text{ m}^2$ ($\pm 3,606 \text{ s.f.}$) unopened portion of 76 Avenue at 144 Street in exchange for a $\pm 45.1 \text{ m}^2$ ($\pm 485 \text{ s.f.}$) portion of PID No. 007-068-832 (7635 - 144 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 portion of road allowance proposed for road exchange is located in the Newton area at 76 Avenue and 144 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The property located at 7635 - 144 Street is currently zoned RA (One Acre Residential) and presently is a holding property.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The applicant is proposing to develop a 9 lot residential subdivision. In exchange for the closed road, the developer will dedicate a portion of land for the future widening of 144 Street.

D. Process

Upon approval by Council, a reference plan prepared at the applicant's expense is submitted to the Legislative Services Department requesting First, Second and Third Readings of a Road Exchange By-law. Prior to Fourth and Final Readings, 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. 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. After Final Adoption 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 road exchange will allow the developer to proceed to complete the proposed 9 lot subdivision. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area. The remaining portions of 76 Avenue will be closed and consolidated with the property to the south when it is subdivided and with the open space to the west.

It is recommended that Council approve 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