

# **Corporate** NO: R193

# **Report** COUNCIL DATE: October 7, 2002

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: September 27, 2002**

**FROM: General Manager, Engineering**    **FILE: 0910-30/5**

**XC: 7902-0016-00**

**SUBJECT: Road Exchange at 64 Avenue and 168 Street (Page 66)**

## **RECOMMENDATION**

That Council authorize:

1. a road exchange to close a  $\pm 356 \text{ m}^2$  ( $\pm 3,832 \text{ s.f.}$ ) unopened portion of road north of 64 Avenue between 168 Street and 172 Street in exchange for a  $\pm 647 \text{ m}^2$  ( $\pm 6,964 \text{ s.f.}$ ) portion of PID No. 012-830-381 (16975 - 64 Avenue); 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 allowance proposed for road exchange is located in the Cloverdale area at 64 Avenue and 168 Street and is subject to a Neighbourhood Concept Plan. The immediate area is primarily residential. The road to be closed and consolidated is an unconstructed walkway dedicated by subdivision in December 1977 which the Planning & Development Department has advised is now redundant.

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

The property located at 16975 - 64 Avenue is currently zoned RA (One Acre Residential) and is used as a seven acre farm.

The Official Community Plan designation for this area is Urban and Suburban, and is designated as an infill area in

the West Cloverdale North Neighbourhood Concept Plan.

### **C. Purpose of Road Exchange**

The developer is proposing a 203 unit townhouse development with the addition of the closed road and six lots to the east. In exchange the developer will dedicate a portion of land for the future widening of 64 Avenue. Additionally, the developer will be providing a statutory right-of-way to allow for a public use trail connecting from 64 Avenue to the east-west trail at the rear of the properties.

### **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.

### **E. Conclusion**

The road exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan. 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 road exchange as outlined in this report.

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General Manager, Engineering

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### Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site
- IV. Proposed Site Plan