

Corporate NO: R199

Report COUNCIL DATE: October 21, 2002

REGULAR COUNCIL

TO: Mayor & Council DATE: October 15, 2002

FROM: General Manager, Engineering FILE: 7897-0209

SUBJECT: Road Exchange at 2nd Avenue and 175A Street (Page 146)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a ± 209 m² ($\pm 2,250$ s.f.) redundant portion of cul-de-sac at 2nd Avenue and 175A Street in exchange for a ± 83.5 m² (± 899 s.f.) portion of PID No. 017-424-097 (17501 - 2nd Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the Douglas area at 2nd Avenue and 175A Street and is subject to a Neighbourhood Concept Plan. The immediate area is rural.

B. Plan Designations, Zoning and Land Uses

The property located at 17501 - 2nd Avenue is currently zoned CD (Comprehensive Development) and is used as a holding property.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The owner of 17501 - 2nd Avenue is proposing a 72 unit seniors' townhouse development with the addition of the closed road. In exchange the developer will dedicate a portion of land for the future widening of 4th Avenue and a corner truncation at 2nd Avenue and 175A Street.

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.

Paul Ham, P.Eng.

General Manager, Engineering

GT/mpr

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Appendices

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