

Corporate NO: R220

Report COUNCIL DATE: November 25, 2002

REGULAR COUNCIL

TO: Mayor & Council DATE: November 18, 2002

FROM: General Manager, Engineering FILE: 7897-0193

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

RECOMMENDATION

That Council:

1. repeal By-law No. 14008;
2. authorize a road exchange to close a $\pm 2,080 \text{ m}^2$ ($\pm 22,390 \text{ s.f.}$) redundant portion of 175A Street in exchange for a $\pm 39.2 \text{ m}^2$ ($\pm 422 \text{ s.f.}$) portion of PID No. 025-421-689 (17565 - 2 Avenue); and
3. 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 road allowance proposed for road exchange is located in the Douglas area at 2 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 17565 - 2 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 17565 - 2 Avenue is proposing a commercial/retail development with the addition of the closed road. In exchange the developer will dedicate a portion of land for a corner truncation at 4 Avenue and 176 Street.

D. Process

Recommendation 1 in this report pertains to a previously adopted road exchange by-law from 2000 to close and consolidate a $\pm 2,080$ m² portion of 175A Street in exchange for ± 39.2 m² of 17565 - 2 Avenue. This road exchange by-law is now deemed redundant because the legal description of the applicant's property has changed and the repealing of the by-law is a housekeeping item. Recommendations 2 and 3 pertain to the recently revised road exchange agreement to close and exchange the same areas.

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 the Fourth and Final Readings of the By-law, and 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 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

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Appendices

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