

Corporate NO: R018

Report COUNCIL DATE: February 17, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: February 11, 2003

**FROM: General Manager, Engineering FILES: 0870-30/13
0870-20/138**

SUBJECT: Property Acquisition at 8127 - 140 Street (Page 42) & Road Exchange at 88 Avenue and King George Highway (Page 41)

RECOMMENDATION

That Council authorize:

1. the acquisition of PID No. 006-202-195 (8127 - 140 Street) for park;
2. a road exchange to close a $\pm 1,183 \text{ m}^2$ redundant portion of 87B Avenue and adjoining walkway at 88 Avenue and King George Highway in exchange for a:
 - (a) $\pm 37 \text{ m}^2$ portion of PID No. 004-927-532 (13545 - 87B Avenue);
 - (b) $\pm 73 \text{ m}^2$ portion of PID No. 004-927-613 (13553 - 87B Avenue);
 - (c) $\pm 128 \text{ m}^2$ portion of PID No. 004-927-681 (13570 - 88 Avenue);
 - (d) $\pm 23 \text{ m}^2$ portion of PID No. 004-927-753; (13571 - 87B Avenue);
3. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

A. Property Location

The land to be acquired for park and the road allowances to be exchanged are located in the Newton area. The immediate areas of the park acquisition and the road exchange are primarily residential.

B. Plan Designations, Zoning and Land Uses

The property proposed for park acquisition is zoned RA (One Acre Residential) and is vacant. The properties proposed for road exchange are zoned RF (Single Family Residential) and all are improved with a single family residence. All are improved with a single family residence.

The Official Community Plan designation for the park acquisition is Suburban while the properties proposed for road exchange are designated Urban.

C. Purpose of Property Acquisition and Road Exchange

The park acquisition is required to complete the final property requirement of the Bear Creek Park expansion, south of 84 Avenue. With respect to the road exchange, the developer is proposing a gas station with associated retail/commercial units. In exchange for the redundant portions of lane and 87A Avenue, the developer will dedicate as park, the property at 8127 - 140 Street and will also dedicate portions of land for the future widening of 88 Avenue at King George Highway.

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 park acquisition and road exchange will enable the City to obtain the final property required for the Bear Creek Park expansion at no cost to the City.

It is therefore recommended that Council approve the property acquisition and road exchange as outlined in this report.

Paul Ham, P Eng.

General Manager, Engineering

GT/mpr

j:\property\admin\corprpts\2003\02041524-gt.doc

MPR 2/17/03 1:22 PM

Appendices

- I. Road Exchange Site Map
- II. Road Exchange Aerial Photograph
- III. Park Acquisition Site Map
- IV. Park Acquisition Aerial Photograph