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Corporate Report

NO: R031

COUNCIL DATE: March 3, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: February 24, 2003

FROM: General Manager, Engineering FILE: 0870-30/19

5602-0204/0205

SUBJECT: Road Exchange at 103A Avenue and 154 Street (Page 24)

RECOMMENDATION

That Council authorize:

- 1. a road exchange to close a $\pm 1,423$ ft.² (± 132.2 m²) unopened portion of 103A Avenue at 154 Street in exchange for ± 907 ft.² (± 84.3 m²) of PID No. 009 790-110 (10363 154 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 road allowance proposed for road exchange is located in the Guildford area at 154 Street between 103A Avenue and 104 Avenue and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily commercial.

B. Plan Designations, Zoning and Land Uses

The properties are zoned RF (Single Family Residential), designated commercial in the Official Community Plan, and are part of a recent auto dealership development application.

C. Purpose of Road Exchange

In exchange for the portion of road to be closed, the developers will dedicate portions of land for the future widening of 103A Avenue. As part of the rezoning and subdivision process, the developer will also be dedicating an additional $\pm 15,913$ ft.² of land for the future widening of 154 Street and 104 Avenue.

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 Closure 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 developers to proceed with the construction of the auto dealership, while also providing the City with several road widenings for the future upgrading of the adjacent roads. 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