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Corporate Report

NO: R047

COUNCIL DATE: March 24, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: March 13, 2003

FROM: General Manager, Engineering FILE: 7902-0167

SUBJECT: Road Exchange at 72A Avenue and 145 Street (Page 53)

RECOMMENDATION

That Council authorize:

- 1. a road exchange to close a ± 495 ft.² (± 46 m²) unopened and unconstructed redundant portion of walkway at 72A Avenue and 145 Street in exchange for a $\pm 6,189$ ft.² (± 575 m²) portion of PID No. 000-533-874 (14413 72 Avenue) and a ± 710 ft.² (± 66 m²) portion of PID No. 003-434-893 (14467 72 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 redundant, unopened portion of walkway proposed for road exchange is located in the Newton area at 72A Avenue and 145 Street. These properties are designated Townhouse and Urban Residential in the East Newton North Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The abutting properties located at 14413 and 14467 - 72 Avenue are currently zoned RA (One Acre Residential), are vacant holding properties, and are ripe for residential townhouse development.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The abutting two lots are owned by a developer proposing two single family lots and a townhouse development on the properties located at 14467 - 72 Avenue and 14413 — 72 Avenue. They will close and consolidate the unopened, redundant walkway with the townhouse component. In exchange the developer will dedicate portions of land for the future widening of 144 Street and 72 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 developer to proceed with the construction of their proposed townhouse and single family residential development. The portion of walkway to be closed and consolidated will become part of a private walkway within this development and for the townhouses to the north.

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