# Corporate Report

NO: R156

COUNCIL DATE: July 14, 2003

#### **REGULAR COUNCIL**

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TO:	Mayor & Council	DATE:	July 7, 2003
FROM:	General Manager, Engineering	FILE:	7902-0261
SUBJECT:	Road Exchange at 76 Avenue and 147 Street (Page 53)		

## RECOMMENDATION

That Council authorize:

1. a road exchange to close a  $\pm 3,832$  ft.<sup>2</sup> ( $\pm 356$  m<sup>2</sup>) opened portion of 147 Street at 76 Avenue in exchange for a:

 $\pm 495 \text{ ft.}^2 (\pm 46 \text{ m}^2)$  of PID No. 011-321-491 (14581-76 Avenue);  $\pm 248 \text{ ft.}^2 (\pm 23 \text{ m}^2)$  of PID No. 011-321-512 (14601-76 Avenue);  $\pm 248 \text{ ft.}^2 (\pm 23 \text{ m}^2)$  of PID No. 011-321-504 (14613-76 Avenue);  $\pm 248 \text{ ft.}^2 (\pm 23 \text{ m}^2)$  of PID No. 011-321-521 (14623-76 Avenue);  $\pm 248 \text{ ft.}^2 (\pm 23 \text{ m}^2)$  of PID No. 011-321-539 (14637-76 Avenue);  $\pm 517 \text{ ft.}^2 (\pm 48 \text{ m}^2)$  of PID No. 011-321-547 (14651-76 Avenue);  $\pm 517 \text{ ft.}^2 (\pm 48 \text{ m}^2)$  of PID No. 011-321-555 (14675-76 Avenue);

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 Newton area at 76 Avenue and 147 Street within the East Newton North Neighbourhood Concept Plan. The immediate area is primarily residential.

#### **B.** Plan Designations, Zoning and Land Uses

The properties comprising the development located at 76 Avenue and 147 Street are currently zoned RA (One Acre Residential) and are used as a holding property for proposed future residential development. The Official Community Plan designation for this area is Urban.

## C. Purpose of Road Exchange

The developers are proposing a 154 lot residential subdivision with the addition of the closed road. In exchange the developer will dedicate portions of land for the future widening of 76 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 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 residential subdivision. 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 Subdivision Layout