Corporate Report

NO: R161

COUNCIL DATE: July 21, 2003

REGULAR COUNCIL

2

TO:	Mayor & Council	DATE:	July 15, 2003
FROM:	General Manager, Engineering	FILE:	7902-0367
SUBJECT:	Road Exchange at 88 Avenue and 159 Street (Page 44)		

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 3,509$ ft.² (± 326 m²) opened portion of road at 88 Avenue between 159 and 160 Street in exchange for $\pm 1,755$ ft.² (± 163 m²) of PID No. 010-764-925 (15936 - 88 Avenue) and $\pm 1,755$ ft.² (± 163 m²) of PID No. 010-764-950 (8784 - 159 Street);

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 Fleetwood area at 88 Avenue between 159 and 160 Street within the Fleetwood Town Centre Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The properties comprising the development located at 88 Avenue and 159 Street are currently zoned RF (Single Family Residential) and are used as holding properties.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The developers are proposing an 11 lot residential subdivision with the addition of the closed road. In exchange the developer will dedicate portions of land for the future widening of 88 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 R161: Road Exchange at 88 Avenue and 159 Street (Page 44)

road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the developers to proceed with their proposed 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