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Corporate Report

NO: R194

COUNCIL DATE: September 15,

2003

REGULAR COUNCIL

TO: Mayor & Council DATE: August 19, 2003

FROM: General Manager, Engineering FILE: 7902-0118

SUBJECT: Road Exchange at 57 Avenue and 148 Street (Page 73)

RECOMMENDATION

That Council authorize:

- 1. a road exchange to close a $\pm 1,356$ ft.² (± 126 m²) portion of unopened lane between 57 Avenue and No. 10 Highway & a $\pm 2,347$ ft.² (± 218 m²) and a ± 678 ft.² (± 63 m²) opened portion of 57 Avenue at 148 Street in exchange for $\pm 1,055$ ft.² (± 98 m²) of PID No. 007-000-707 (5694 148 Street);
 - 2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The portions of road and lane allowance proposed for exchange are located in the Newton area at 57 Avenue and 148 Street and are subject to the South Newton Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The property comprising the development located at 57 Avenue and 148 Street is currently zoned RA (One Acre Residential) and is used as a residence.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The developers are proposing a 14 compact lot residential subdivision with the addition of the portions of closed road and lane. In exchange the developer will dedicate portions of land for the future widening of 148 Street.

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 portion of road and lane on behalf of the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of the portion of road and lane upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the developers to proceed with their proposed residential subdivision. The portions of road and lane to be closed and consolidated are not needed for road purposes and do 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

Appendices

- Site Map
- II. Aerial Photograph of Site