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# Corporate Report

NO: R234

COUNCIL DATE: November 17,

2003

### REGULAR COUNCIL

TO: Mayor & Council DATE: November 5, 2003

FROM: General Manager, Engineering FILE: 7902-0233-00

SUBJECT: City-Initiated Road Exchange at 98 Avenue and 119B Street

#### RECOMMENDATION

That Council authorize:

- 1. a road exchange to close a  $\pm 6,792$  ft.<sup>2</sup> ( $\pm 631$  m<sup>2</sup>) unopened portion of 119B Street at 98 Avenue in exchange for  $\pm 506$  ft.<sup>2</sup> ( $\pm 47$  m<sup>2</sup>) of PID No. 011 951-427 (9811 119B Street) and  $\pm 194$  ft.<sup>2</sup> ( $\pm 18$  m<sup>2</sup>) of PID No. 000-483-648 (9809 120 Street);
- 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 Royal Heights area of Whalley at 98 Avenue and 119B Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

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

All of the City-owned properties to be consolidated with a subdivision plan are currently zoned RF (Single Family Residential) and are currently vacant.

The Official Community Plan designation for this area is Urban.

## C. Purpose of Road Exchange

The City-initiated road exchange will facilitate a 4 lot single family residential subdivision with the addition of the closed road. In exchange two portions of land for a cul-de-sac will be dedicated from City-owned lots located at 9811 - 119B Street and 9809 - 120 Street.

#### D. Process

Upon approval by Council, a reference plan will be 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, will effect the transfer and consolidation of road upon registration at the Land Title Office.

## E. Conclusion

The road exchange allows the City to proceed with the 4 lot residential subdivision. The sale proceeds of the subdivided lots will be directed to the upgrading of 120 Street. 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 of Site