



Corporate Report

NO: R101

COUNCIL DATE: May 3, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: April 21, 2004
 FROM: General Manager, Engineering FILE: 0910-30/42
 7803-0257
 SUBJECT: Road Closure at 107/107A Avenue and 160 Street

RECOMMENDATION

That Council authorize the City Clerk to bring forward a By-law for consideration by Council to close and remove the dedication as highway of a $\pm 5,953$ ft.² unopened portion of 107 Avenue and a $\pm 6,566$ ft.² unopened portion of 107A Avenue at 160 Street.

BACKGROUND

A. Property Location

The road allowances proposed for road closure are located in the Fraser Heights area along 107 Avenue and 107A Avenue, west of 160 Street. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The proposed closed road is to be consolidated with the development property located at 15911 - 107 Avenue. This property is currently zoned RA (One Acre Residential), and designated Urban in the Official Community Plan.

There is currently a development application in place to rezone the property to Single Family Residential Zone (RF) and Single Family Residential (12) Zone (RF-12), and subdivide into 23 residential lots.

C. Purpose of Road Closure

The developers are proposing a 23 lot residential subdivision with the addition of the closed road. A 4.0 metre strip of the proposed closed road on 107 Avenue will be re-dedicated as "walkway." The Planning & Development Department has advised that it supports the proposed subdivision layout.

D. Process

Prior to final approval of Council, a reference plan prepared at the applicant's expense will be submitted to the Legislative Services Department requesting Introduction and Adoption of a By-law to close and remove the dedication as highway. Prior to Final Adoption of the By-law, in conformance with Sections 40 (3) and 94 of the Community Charter, notice of the closure will be advertised for two consecutive weeks in a local newspaper, and a notice will be posted at City Hall. The advertisement provides information to the public at large on the details of the closure 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 closure. In addition, as required under Section 40 (4) of the Charter, notice of the City's intention to close the road will be directed to all utility companies considered to be affected by the proposed closure. Legislative Services will then request Council to provide Final Adoption of the By-law. Upon completion of these requirements, the By-law will then be registered at the Land Title Office. The Realty Services Division will then advertise the disposition of the road in a local newspaper and will post a notice at City Hall as prescribed under

Sections 26 and 94 of the Charter. The advertisement and notice will contain a description of the land. Upon completion of these items, a final report will be submitted to Council to approve the sale. The City will then prepare transfer documents to transfer the road to the applicant, and registration will take place at the Land Title Office.

E. Conclusion

The road closure allows the developers to proceed with their 23 lot residential subdivision. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the road closure have been consulted. All have advised that the closing of this portion of road does not affect their services.

Paul Ham, P. Eng.
General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site