

# Corporate Report

NO: R204

COUNCIL DATE: July 26, 2004

#### REGULAR COUNCIL

TO: Mayor & Council DATE: June 28, 2004

FROM: General Manager, Engineering FILE: 0910-30/41

7802-0358-00

SUBJECT: Road Closure at 180 Street and 69/70 Avenue

#### 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 the combined area of 3,625 ft.<sup>2</sup> (336.8 m<sup>2</sup>) unopened portions of 180 Street at 69/70 Avenue.

#### BACKGROUND

## A. Property Location

The road allowances proposed for closure are located along 180 Street at 69/70 Avenue in the North Cloverdale West neighbourhood area. The immediate area is undeveloped and semi-rural in nature, with acreage parcels of 5 to 10 acres in size.

## B. Plan Designations, Zoning and Land Uses

The strips of road to be closed are to be consolidated with the development properties located at 6945, 6973, 7000 and 7046 - 180 Street. These properties are currently zoned One Acre Residential (RA) or General Agriculture (A-1), and designated Urban in the Official Community Plan and Single Family Residential and Single Family Cluster 6 UPA in the North Cloverdale West NCP.

There is currently a development application in place to rezone and subdivide the properties adjacent to the proposed closed portions of road and other neighbouring properties to a mixed residential development comprising single family homes, single family cluster homes, and multiple residential homes.

## C. Purpose of Road Closure

The developers' plans include row housing (RM-23 zone) and manor houses (CD zone) along 180 Street. The developers have applied for the closure of  $\pm 4.88$  ft. to  $\pm 7.45$  ft. wide strips of the 180 Street road allowance to satisfy the Planning & Development Department's requirements under the development application. The road closures will allow accommodation of the applicant's design details for the manor house lots and conformity to the road design details for 180 Street. The road closures will marginally increase the size of the subdivided lots along 180 Street, but will not increase density.

#### 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 closures allow the developers to meet certain requirements of its development application. The portions of road to be closed and consolidated are not needed for road purposes and do 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. There are hydro and telephone lines located along the east side of 180 Street, but these services are to be placed underground upon development of the lands.

Paul Ham, P. Eng. General Manager, Engineering

AW/mpr j:\property\admin\corprpts\2004\06111454-aw.doc KJJ 7/20/04 9:46 AM

# **Appendices**

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