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Corporate Report

NO: R088

COUNCIL DATE: May 2, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: April 18, 2005

FROM: General Manager, Engineering FILE: 7804-0186

SUBJECT: Lane Closure at 155A Street and 103A 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 a ±12,250 ft.² (±1,138 m²) unopened portion of lane at 155A Street and 103A Avenue.

BACKGROUND

A. Property Location

The road allowance proposed for lane closure is located in the Guildford area at 155A Street and 103A Avenue. The immediate area is a blend of commercial and residential.

B. Plan Designations, Zoning, and Land Uses

The property comprising the development and located at 15512 - 103A Avenue is currently zoned RF (Single Family Residential) and is used as holding property. The area is not subject to a Neighbourhood Concept Plan.

The Official Community Plan designation for this area is Multi Family.

C. Purpose of Lane Closure

The developers are proposing a 24 unit townhouse complex with the addition of the closed lane.

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 lane 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 lane 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 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 lane to the applicant, and registration will take place at the Land Title Office.

E. Conclusion

The lane closure allows the developers to proceed with their proposed residential development. The portion of lane 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 lane closure, have been consulted. All have advised that the closing of this portion of lane does not affect their services.

Paul Ham, P. Eng. General Manager, Engineering

GT/mpr

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Appendices

- I Site Map
- II Aerial Photograph of Site