



Corporate Report

NO: R204

COUNCIL DATE: September 6,

2005

REGULAR COUNCIL

TO: Mayor & Council DATE: August 29, 2005
FROM: General Manager, Engineering FILE: 7804-0400
SUBJECT: Road Closure at 84 Avenue and Fraser Highway

RECOMMENDATION

That Council authorize the City Clerk to bring forward a By-law for First, Second, and Third Readings by Council to close and remove the dedication as highway of a $\pm 1,335 \text{ ft}^2$ ($\pm 124 \text{ m}^2$) unopened portion of road at 84 Avenue and Fraser Highway.

BACKGROUND

A. Property Location

The portion of road allowance proposed for closure is located in the Fleetwood area at 84 Avenue and Fraser Highway and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily commercial.

B. Plan Designations, Zoning, and Land Uses

The properties are located at 16225/16230 Fraser Highway and 16170 - 84 Avenue. The property located at 16230 Fraser Highway is split zoned RA (One Acre Residential) and CHI (Highway Commercial Industrial), while the properties located at 16170 - 84 Avenue and 16288 Fraser Highway are currently zoned RA (One Acre Residential). The Official Community Plan designation for this area is Multiple Residential.

C. Purpose of Road Closure

84 Avenue has been realigned at Fraser Highway, leaving a redundant area of roadway on the south side of 84 Avenue. Consequently the Engineering Department has requested that this redundant area be consolidated into the townhouse site to improve the overall landscaping and streetscape and eliminate excess roadway width which would otherwise have to be maintained by the City. The subject road closure area will not provide for increased development yield and will retain underground City services and gas rights-of-way.

A developer has made application to the Planning & Development Department (7904 0040 00) to rezone 16230 Fraser Highway from a split zone RA (One Acre Residential) and CHI (Highway Commercial Industrial) to RM-30 (Multiple Residential 30) & 16170 - 84 Avenue and 16288 Fraser Highway from RA (One Acre Residential) to RM 30 (Multiple Residential 30). Upon the rezoning of the property, the $\pm 1,330 \text{ ft}^2$ portion of redundant road will be closed and consolidated with the 200 unit townhouse development property.

D. Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value as determined by a qualified professional appraiser.

E. 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 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.

F. Conclusion

While the road closure, while it does not increase development yield, it does allow for an improved streetscape on 84 Avenue. 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. The terms of the proposed closure are considered reasonable, and the Planning and Parks Departments support this road closure.

GT/mpr:rdd

Paul Ham, P. Eng.
General Manager, Engineering

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Appendices

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