



Corporate Report

NO: R036

COUNCIL DATE: March 6, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: February 28, 2006
FROM: General Manager, Engineering FILE: 0910-30/78
SUBJECT: City-initiated Road Closures at Bridgeview Drive and 115 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 following portions of redundant road located between 129 Street and Bridgeview Drive & 115A Avenue:

- a $\pm 21,396$ ft.² ($\pm 1,988$ m²) unopened portion of 115A Avenue;
- a $\pm 9,135$ ft.² (± 849 m²) unopened portion of 115 Avenue; and
- a $\pm 31,329$ ft.² ($\pm 2,910$ m²) unopened portion of 114A Avenue.

DISCUSSION

A. Property Location

The road allowances proposed for closure are located in the Bridgeview area between 129 Street and Bridgeview Drive & 115A Avenue. The subject road allowances are within the City-initiated East Bridgeview Industrial development that is currently in the process of being developed.

B. Plan Designations, Zoning, and Land Uses

The City properties to be consolidated with a subdivision plan are currently zoned I-4 (Special Industry) and are vacant. The properties that comprise the City Sanitary Sewer Pump Station are currently zoned I-4 (Special Industry).

C. Purpose of Road Closures

The road closures will facilitate a three lot, City-initiated subdivision and increase the size of the lot occupied by the existing City Sanitary Sewer Pump Station located at 12933 – 114A Avenue.

D. Process

Prior to final approval of Council, a reference plan 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 portions of 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 portions of 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 portions of road to the applicant, and registration will take place at the Land Title Office.

E. Conclusion

The road closures allow the City to close and consolidate redundant roads with adjacent, City-owned land to facilitate a City-initiated subdivision, as well as increase the size of the City Sanitary Sewer Pump Station property. The portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area. Additional background information on the closures is provided in the attached Appendix 2.

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

It is recommended that Council approve the road closures as outlined in this report.

Paul Ham, P. Eng.
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Appendices

- I. Aerial Photograph of Site
- II. Background Information