

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 portion 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 portion 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 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 portion of road to the applicant, and registration will take place at the Land Title Office.

F. Conclusion

The road closure allows the developer to close and consolidate the redundant portions of road to facilitate a mixed use development comprised of retail, office, and residential units. 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 closures have been consulted. With the exception of BC Hydro, all have indicated that the closing of these two portions of road does not affect their services. The developer will be providing a right-of-way over the road closure area to protect for BC Hydro's overhead service.

The terms of the proposed closure are considered reasonable and the Planning and Parks Departments support this road closure.

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GT/mpr

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Appendix I: Aerial Photograph of Site