



# Corporate Report

NO: R094

COUNCIL DATE: MAY 14, 2007

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## REGULAR COUNCIL

TO: Mayor & Council DATE: May 9, 2007  
FROM: General Manager, Engineering FILE: 7806-0273  
SUBJECT: Road Closure at 60 Avenue and 162 Street

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## RECOMMENDATION

The Engineering Department recommends 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  $\pm 1,394 \text{ ft.}^2$  ( $\pm 129.5 \text{ m}^2$ ) portion of 59 Avenue and a  $\pm 1,647 \text{ ft.}^2$  ( $\pm 153.0 \text{ m}^2$ ) portion of 60 Avenue between 162 Street and 163A Street.

### A. Property Location

The road allowance proposed for closure is located in the West Cloverdale area at 60 Avenue and 162 Street, and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

### B. Plan Designations, Zoning, and Land Uses

The adjoining property located at 16264 - 60 Avenue is currently zoned A-1 (General Agricultural) and is improved with an older, single family residence. The Official Community Plan designation for this area is Suburban.

### C. Purpose of Road Closure

A developer has made application to the Planning and Development Department (7906-0273-00) to rezone 16264 - 60 Avenue from A-1 (General Agricultural) to RC (Cluster Residential). Upon the rezoning of this property, the  $\pm 1,394 \text{ ft.}^2$  ( $\pm 129.5 \text{ m}^2$ ) portion of 59 Avenue and a  $\pm 1,647 \text{ ft.}^2$  ( $\pm 153.0 \text{ m}^2$ ) portion of 60 Avenue will be closed and consolidated to facilitate an 11 lot single family residential subdivision.

### D. Land Value

The developer 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 closures 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 road closures 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 closures. 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 closures. 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 these 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 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 portions of road to the applicant, and registration will take place at the Land Title Office.

**F. Conclusion**

The road closures allow the developer to proceed with the proposed single family residential development. 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 closing of these portions of road have been consulted. All have indicated that the closing of the portions of road do not affect their services.

The terms of the proposed closures are considered reasonable, and the Planning and Parks Departments support these road closures.

Paul Ham, P. Eng.  
General Manager, Engineering

GT/mpr

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Appendix I: Aerial Photograph of Site