

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 closure allows the developer to proceed with the proposed CD (Comprehensive Development Zone). The remaining portion of 68 Avenue at Fraser Highway will be retained for a future walkway and green space.

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. Those who are affected by the road closure have requested that a right-of-way be placed to protect their utility 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

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Appendices

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