



Corporate Report

NO: 043

COUNCIL DATE: March 31, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: March 26, 2008
FROM: General Manager, Engineering FILE: 0910-30/119
SUBJECT: Road Closure Adjacent to 5584 - 164 Street
(Metro Vancouver/GVRD Pump Station)

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law for First, Second, and Third Readings to close and remove the dedication as highway of a ± 586.1 m² portion of an unopened road adjacent to 5584 - 164 Street.

BACKGROUND

1. Property Location

The road allowance proposed for closure is an irregular shaped portion of an unopened road located north of the property at 5584 - 164 Street. The Greater Vancouver Sewerage & Drainage District (GVS&DD) is the owner of the adjacent parcels located at 5580 & 5584 - 164 Street. The GVS&DD use these lands for the Cloverdale sewage pump station and a sanitary overflow storage facility.

2. Plan Designations, Zoning, and Land Uses

The subject portion of dedicated road and the adjacent properties at 5580 & 5584 -164 Street are zoned General Agriculture (A-1) Zone. They are designated Agricultural in the Official Community Plan and are located within the Agricultural Land Reserve.

DISCUSSION

1. Purpose of Road Closure

In 2003, the Greater Vancouver Regional District (GVRD) obtained approval from the City for a development variance permit to allow the construction of a sanitary overflow storage facility on the property located at 5580 - 164 Street. The GVRD did not require a subdivision or rezoning application for the project. A letter of intent dated June 2003 outlined a proposal for GVS&DD to dedicate land for road in exchange for the City

closing an existing unopened road for consolidation with the GVRD's adjacent sanitary sewer facility to form a single parcel.

The construction of the sanitary overflow storage facility has been completed, and the GVRD has requested that the City proceed with the road closure and dedication as originally intended. The proposal will involve the closure and exchange of a 586.1 m² portion of unconstructed, surplus road for the dedication of 1,170.5 m² of new road for access to the agricultural lands to the east.

2. Land Value

With Council's approval, the closure and transfer of the 586.1 m² dedicated road in exchange for the road dedication of 1,170.5 m² area of land will be transacted at the nominal value of \$1.00 in accordance with the letter of intent dated June 2003 (see Appendix II).

3. Road Closure 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 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.

CONCLUSION

The portion of road to be closed and consolidated is not needed for road purposes. All City departments have been consulted and there are no objections to the road closure and dedication.

As required under Section 40(4) of the Community Charter, all utility companies potentially affected by the closing of this portion of lane have been consulted. Except for

BC Hydro, all have indicated that the closing of the portion of lane does not affect their services. BC Hydro has requested a statutory right-of-way over the road closure area to protect a hydro facility located within the proposed road closure area. There are also City utilities located within the road closure area, and the City will register a statutory right-of-way over the closed road to protect these services. The GVRD is to pay for all costs and expenses pertaining to the road closure.

Paul Ham, P. Eng.
General Manager, Engineering

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Appendices

- I. Aerial Photograph of Site
- II. Letter of Intent