

## REGULAR COUNCIL

TO:            **Mayor & Council**

DATE:    **May 20, 2010**

FROM:        **General Manager, Engineering**

FILE:    **7906-0001**

SUBJECT:    **Road Allowance Closure Adjacent to 310 - 171 Street - Douglas Area**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of approximately 1,082.87 m<sup>2</sup> (11,656 ft.<sup>2</sup>) of redundant City road allowance located adjacent to the north property line of 310- 171 Street as illustrated on Appendix I.

## BACKGROUND

### 1. Property Location

The road closure area does not contain a constructed road. Subject to approval by Council and completion of the closure process, the road closure area will be consolidated with the adjacent lots at 300 and 310 - 171 Street, 287 and 311 - 172 Street, and 17162 - 4 Avenue.

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

The road closure area and the adjacent lots at 300 and 310 - 171 Street, 287 and 311 - 172 Street, and 17162 - 4 Avenue are zoned One-Acre Residential (RA) Zone and designated as "Urban" in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The area of road allowance proposed for closure is to be consolidated with the adjacent properties located at 300 and 310 - 171 Street, 287 and 311 - 172 Street, and 17162 - 4 Avenue, which was approved as part of Development Application No. 7906-0001. The Site will be developed with 20 RF12 detached single family compact lots, similar to other proposed developments within the immediate area.

All concerned City departments have reviewed the proposed closure and there are no objections to the disposition and consolidation of the subject portion of road allowance with the adjacent lots at 300 and 310 - 171 Street, 287 and 311 - 172 Street and 17162 - 4 Avenue.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the closure of this road allowance have been consulted and none has expressed any concerns regarding the proposed road closure.

## 2. Land Value

The applicants have agreed to provide compensation to the City equivalent to the market value of the land as determined by a qualified appraiser.

## 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 of the subject portion of road. 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 will provide information to the public at large about the details of the closure and will indicate that all pertinent information 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 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 Community Charter. The advertisement and notice will contain a description of the land. Upon completion of these postings, a final report will be submitted to Council to approve the sale of the closed road allowance. Staff will then prepare transfer documents to transfer the parcel to the purchaser and consolidation and registration will take place at the Land Title Office.

## SUSTAINABILITY CONSIDERATIONS

The proposed road allowance closure supports the City's Sustainability Charter's economic goal of using the City's land base efficiently. The closure and consolidation will increase the City's property tax assessment base.

In particular, the road closure supports the Sustainability Charter Scope actions related to:

- EC2: Economic Development Strategy and an Employment Land Strategy
- EC3: Sustainable Infrastructure Maintenance and Replacement

## CONCLUSION

The portion of road allowance proposed to be closed and consolidated is not needed for road purposes. The terms of the agreement covering the disposition of the surplus road allowance are considered reasonable.

Vincent Lalonde, P. Eng.  
General Manager, Engineering

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