

CORPORATE REPORT

NO: R040

COUNCIL DATE: March 12, 2012

REGULAR COUNCIL

TO: Mayor & Council

DATE: March 8, 2012

FROM: General Manager, Engineering

FILE: 7907-129-00

SUBJECT: Approval of the Sale of a Closed Portion of Lane adjacent to
6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and
6826 through 6846 – 135A Street (Step 2)

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of a 5,565 ft.² (517 m²) area of closed lane adjacent to 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street under the previously approved terms for this closure and sale as outlined in Corporate Report No. R166; 2011, a copy of which is attached to this report as Appendix I.

DISCUSSION

On September 12, 2011, Council authorized the Engineering Department (Resolution No. R11-1569 related to Corporate Report No. R166) to proceed with the closure and sale of a portion of redundant road (lane) allowance having an area of 5,565 ft.² (517 m²) for the purpose of allowing its consolidation with, and to allow subdivision of the properties known as 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street. Council's approval of the sale of this portion of closed road (lane) allowance is now required to complete the final step in the road closure process as stipulated by the Community Charter.

The Community Charter requires that Council's approval to close and sell roads must be obtained on two separate occasions. The first time is at the beginning of the closure process when Council is requested to authorize the "cancellation of highway" for the portion of road to be closed and consolidated. The second time is at the end of the process when Council's authority is required to formally dispose of the portion of road after all the statutory requirements have been met. In accordance with Section 40 of the Community Charter, all the necessary requirements to dispose of this redundant portion of road (lane) allowance have been met and it is now in order for Council to approve this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of a closed portion of lane adjacent 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R166; 2011.



Vincent Lalonde, P.Eng.
General Manager, Engineering

MCS/mp

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CORPORATE REPORT

NO: *R166* COUNCIL DATE: *September 12, 2011*

REGULAR COUNCIL

TO: Mayor & Council

DATE: September 7, 2011

FROM: General Manager, Engineering

FILE: 7907-0129

SUBJECT: Road Closure Adjacent to 6805 through 6861 King George Boulevard

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 a 518 m² (5,575 ft.²) area of unconstructed road adjacent to 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street all as generally illustrated in Appendix I attached to this report.

BACKGROUND**1. Property Description**

The 518 m² (5,575 ft.²) area of road allowance proposed for closure is adjacent to 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street. There is no roadway constructed within this road allowance.

2. Plan Designations, Zoning, and Land Uses

The road closure area and the adjacent lots at 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street are designated as "Urban" in the Official Community Plan except for 6861 King George Boulevard, which is designated as "Commercial." The subject lots are zoned as Single Family Residential (RF) Zone except for the lots at 6815 and 6825 King George Boulevard which are zoned Duplex Residential (RM-D) Zone.

DISCUSSION**1. Purpose of Road Closure**

The area of road proposed for closure is to be consolidated with the adjacent properties located at 6805 through 6861 King George Boulevard, 13565 – 68 Avenue, and 6826 through 6846 – 135A Street as contemplated under Development Application No. 7907-0129, for which the related rezoning by-law has been given third reading by Council.

All concerned City departments have reviewed the proposed road closure and have no objections to the closure or disposition.

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

2. Land Value

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

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and related sale support the City Sustainability Charter's goal of using the City's land base efficiently.

CONCLUSION

The portion of road to be closed and sold is surplus to the City's needs. The terms of the sale agreement covering the disposition of the surplus road and its consolidation with the properties at 6805 through 6861 King George Boulevard, 13565 - 68 Avenue, and 6826 through 6846 - 135A Street are considered reasonable. It is recommended that Council authorize staff to take the actions as described in this report, which will facilitate the sale of this land and support planned and orderly development in the area.



Vincent Lalonde, P. Eng.
General Manager, Engineering

VL/BLO/mpr/brb

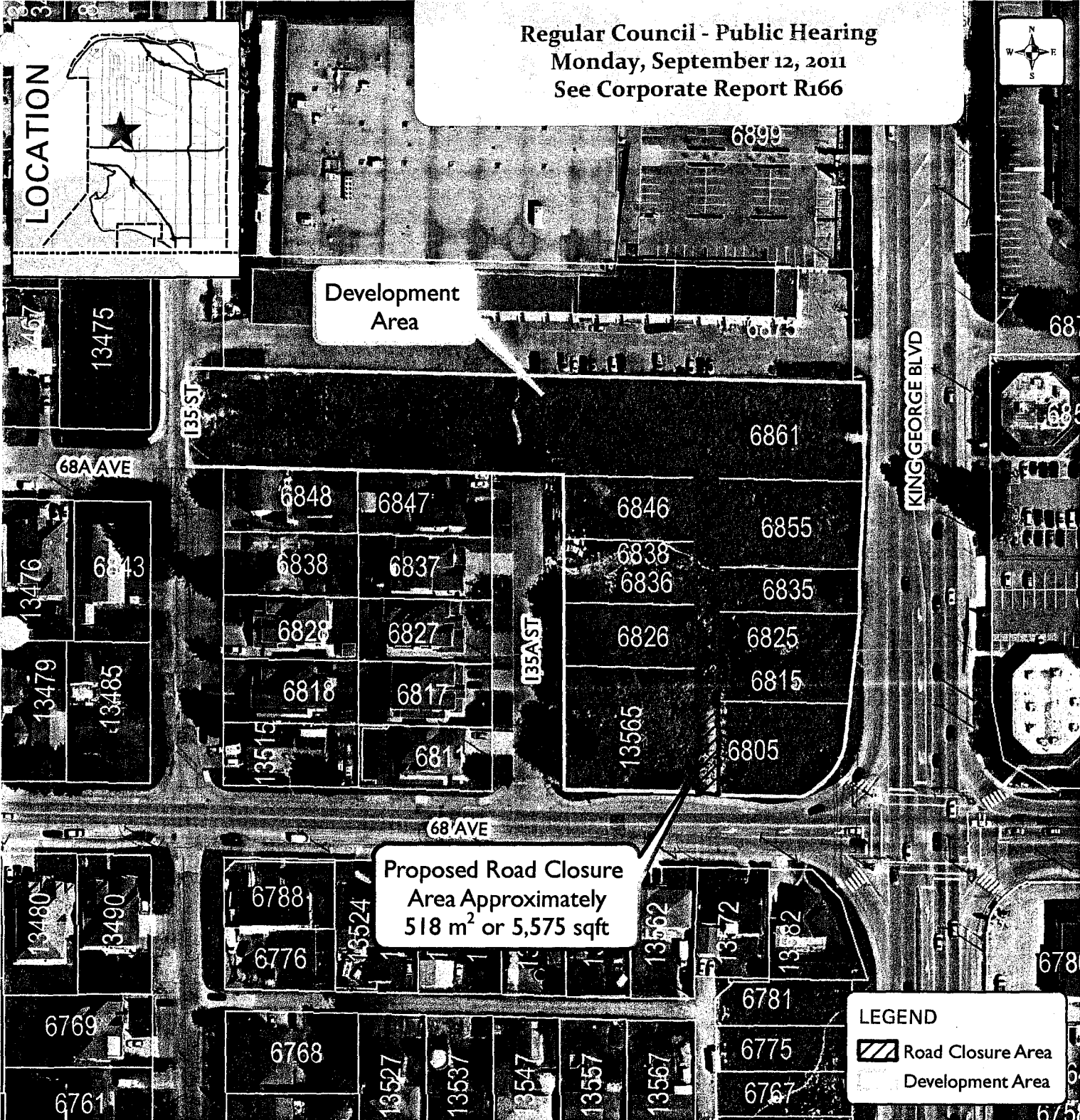
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Appendices

I. Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE

Regular Council - Public Hearing
Monday, September 12, 2011
See Corporate Report R166



Development Area

Proposed Road Closure Area Approximately 518 m² or 5,575 sqft

LEGEND

- Road Closure Area
- Development Area

Produced by GIS Section: August 4, 2011, AW/CS

Date of Aerial Photography: May 2010



**ROAD CLOSURE
ADJACENT TO 6805 THROUGH
6861 KING GEORGE BOULEVARD**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.