

NO: **R188**

COUNCIL DATE: **NOVEMBER 3, 2014**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 6, 2014**

FROM: **General Manager, Engineering**

FILE: **0910-30/202**

SUBJECT: **Closure of Road Allowance Adjacent to  
18051 – 66A Avenue and 18058 – 67 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a bylaw to close and remove the dedication as highway of two portions of unconstructed road allowance, each comprised of 4.5 m<sup>2</sup> (48 ft.<sup>2</sup>) in area and respectively located adjacent to the properties at 18051 – 66A Avenue and 18058 – 67 Avenue, as generally illustrated in Appendix I attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

## BACKGROUND

### Property Description

The road allowance areas proposed for closure are two 4.5 m<sup>2</sup> (48 ft.<sup>2</sup>) corner cut roads, having a combined area of 9 m<sup>2</sup> (97 ft.<sup>2</sup>). One road closure area is located at the south-east corner of the property at 18051 – 66A Avenue and the other at the north east corner of the property at 18058 – 67 Avenue. These adjacent properties are newly created residential building lots.

### Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the subject adjacent properties at 18051 – 66A Avenue and 18058 – 67 Avenue are zoned Comprehensive Development (CD) Zone (based on RF-12), and are designated “Urban” in the Official Community Plan. These properties are located within the North Cloverdale West Neighbourhood Concept Plan and were recently rezoned and subdivided under Development Application No. 7912-0178-00.

## DISCUSSION

### Purpose of Road Closure

The two corner cut road allowances proposed for closure and consolidation with the adjacent properties at 18051 – 66A Avenue and 18058 – 67 Avenue were dedicated on a 2013 approved subdivision plan under Application No. 7912-0178-00. These road allowances are proposed to be closed in conjunction with Development Application No. 7913-0120-00, which is proposing to rezone and subdivide the two easterly properties located at 18072 – 67 Avenue and 6677 – 181 Street to permit 16 single family lots, as illustrated in Appendix II attached to this report. Application No.

7913-0120-00 proposes minor changes to a road pattern that was planned under the approved Application No. 7912-0178-00 and the changes have resulted in the subject corner cut roads becoming surplus to the City's needs. The proposed road closures were referenced in the July 7, 2014 Planning Report to Council related to Application No. 7913-0120-00 and the related Rezoning Bylaw received Third Reading on July 21, 2014.

The two corner cut road closure areas will be consolidated with their respective adjacent properties located at 18051 – 66A Avenue and 18058 – 67 Avenue for the purpose of achieving neat property lines and ease of maintenance. The developer of Application No. 7913-0120-00 will be responsible for liaising with the owners of 18051 – 66A Avenue and 18058 – 67 Avenue to effect the consolidation of each of the road closure area with its respective adjacent property.

The proposed closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

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

### **Land Value**

The applicant has agreed to provide compensation to the City equivalent to the market value of the closed road allowance as determined by a qualified staff appraiser.

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

### **SUSTAINABILITY CONSIDERATIONS**

The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the road allowance areas proposed for closure are not required for road purposes and are to be consolidated with the adjacent properties in support of planned and orderly development in North Cloverdale. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land use Planning and Development Practices

### **CONCLUSION**

The proposed road closure areas are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate bylaw to close the subject road allowance areas in preparation for their sale and consolidation as generally described in this report.

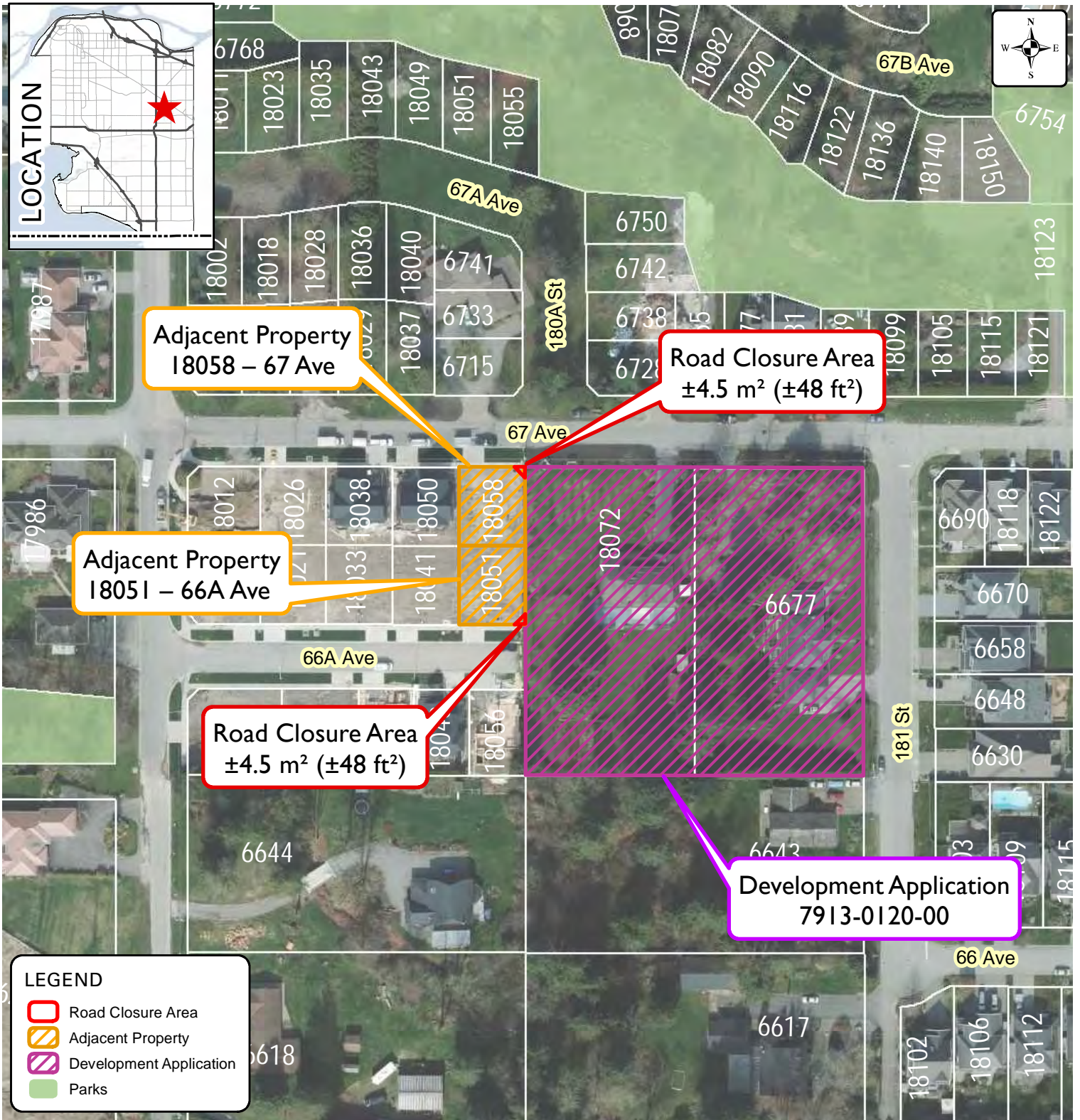
Fraser Smith, P. Eng, MBA  
General Manager, Engineering

AW/amg/ras

Appendix I – Aerial Photograph of Road Closure Area and Adjacent Property

Appendix II – Application 7913-0120-00 Preliminary Subdivision Plan

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



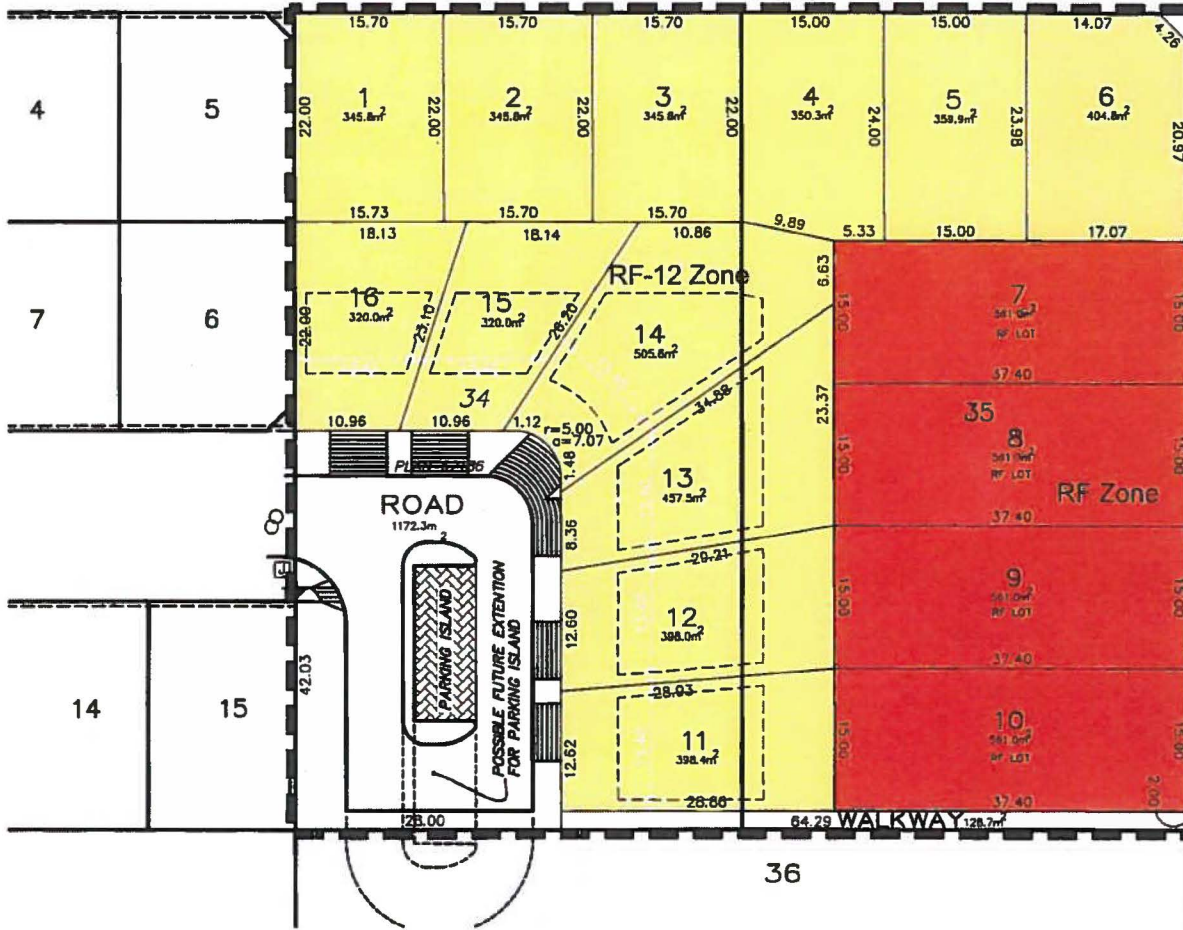
Produced by GIS Section: 26-Sep-2014, EM9



Closure of Road Allowance  
Adjacent to 18051 – 66A Avenue  
and 18058 – 67 Avenue

ENGINEERING  
DEPARTMENT

67 AVE



181 ST

**LEGEND**  
 RF ZONE  
 RF-12 ZONE

Preliminary Subdivision Plan  
 0970121 BC Ltd. (Peter Randhawa) - #18072 67 Avenue & #6677 181 Street  
 7913-0120-00



HunterLaird  
 ENGINEERING LTD.  
 February 2014  
 #6904