

NO: R013

COUNCIL DATE: February 1, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 11, 2016**

FROM: **General Manager, Engineering** FILE: **0910-30/203**  
XC: **7914-0178-00**

SUBJECT: **Closure of Road Allowance Adjacent to 14433 and 14455 – 70A Avenue and 7053 – 144A Street**

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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 136.1 m<sup>2</sup> (1,465 ft.<sup>2</sup>) area of road located adjacent to the properties at 14433 and 14455 – 70A Avenue and 7053 – 144A Street, 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 area proposed for closure is a 10 metre wide, 136.1 m<sup>2</sup> (1,465 ft.<sup>2</sup>), unconstructed and unopened road allowance located between 14433 and 14455 – 70A Avenue and south of 7053 – 144A Street. These properties are the last remaining large land parcels within their immediate neighbourhood.

### Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the subject adjacent properties at 14433 and 14455 – 70A Avenue and 7053 – 144A Street are currently zoned “One Acre Residential (RA) Zone” and “Single Family Residential (9) Coach House Zone (RF-9C)”. They are designated “Urban” in the Official Community Plan and both “Townhouses (15 upa)” over 14433 and 14455 – 70A Avenue and “Single Family Small Lots” over 7053 – 144A Street in the East Newton South Neighbourhood Concept Plan.

## DISCUSSION

### Purpose of Road Closure

The area of road proposed for closure is intended to be consolidated and rezoned with the subject properties at 14433 and 14455 – 70A Avenue and 7053 – 144A under Development Application No. 7914-0178-00. This Development Application is seeking approval to permit 3 single family small lots (RF-9C and RF-10) and 4 semi-detached single family lots (RF-SD), as illustrated in Appendix “II” attached to this report. The proposed road closure was referenced in the November 3, 2014 Planning Report to Council related to Application No. 7914-0178-00 and the related Rezoning Bylaw was granted third reading by Council on December 1, 2014.

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 have 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 area proposed for closure is not required for road purposes and is to be consolidated with the adjacent properties in support of planned and orderly development in East Newton. These outcomes support the following Sustainability Charter action items:

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

### **CONCLUSION**

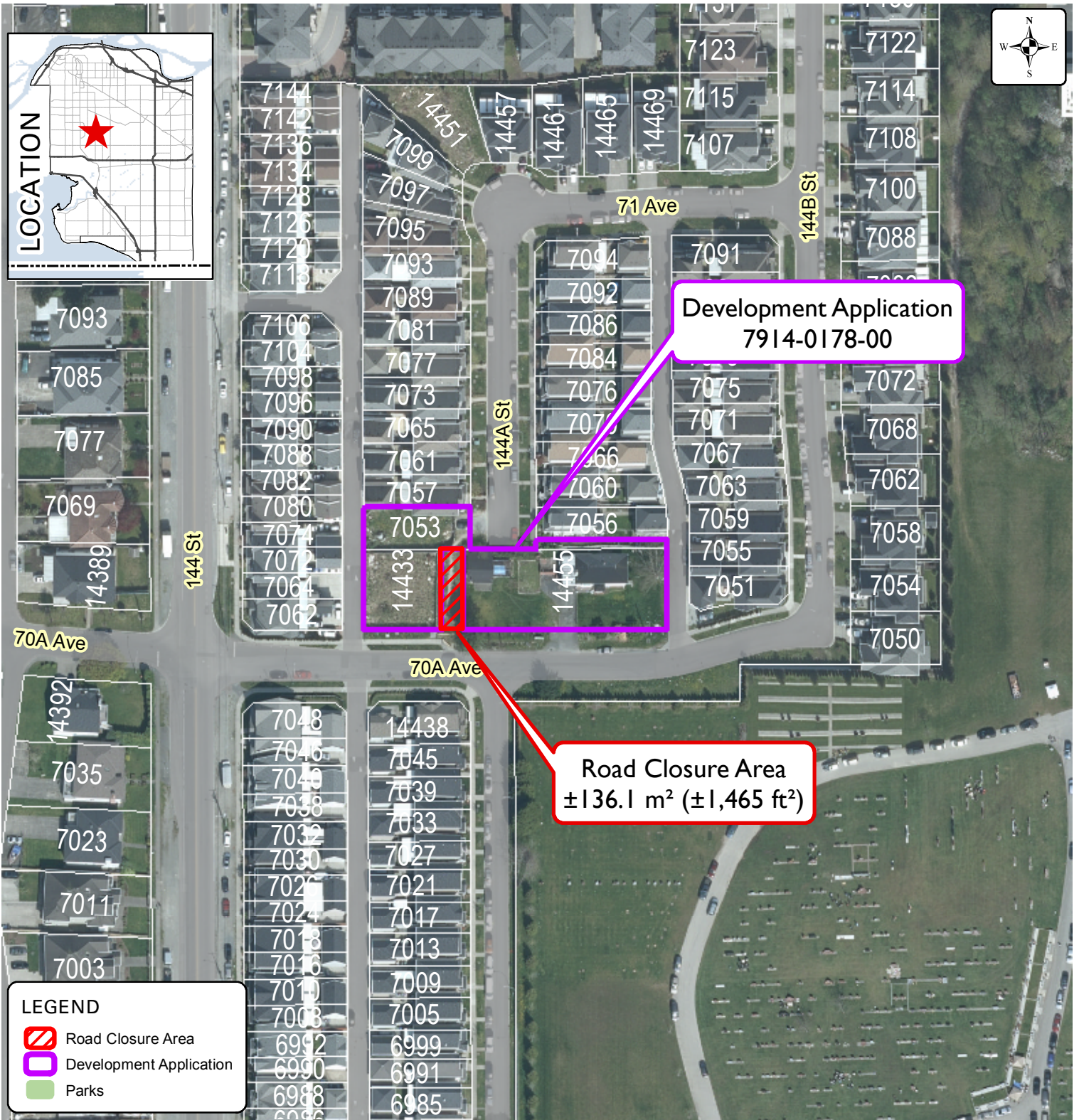
The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road allowance area in preparation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

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

AW/amg/clr

Appendix "I" - Aerial Photograph of Road Closure Area and Adjacent Properties  
Appendix "II" - Application 7914-0178-00 Preliminary Subdivision Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 12-Jan-2016, EM9

Scale: 1:1,500

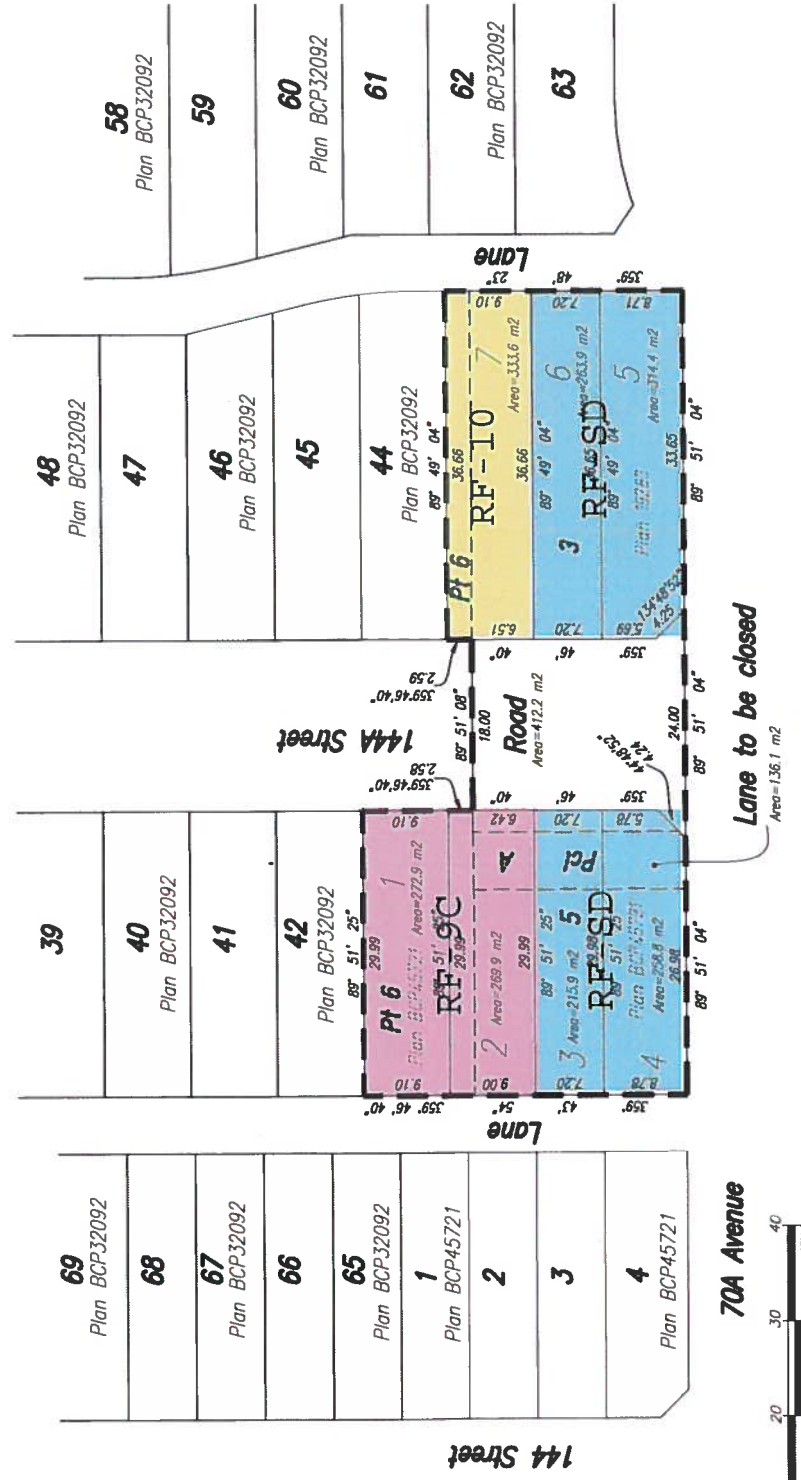


Closure of Road Adjacent to  
14433 & 14455 – 70A Avenue  
and 7053 – 144A Street

ENGINEERING  
DEPARTMENT



September 2014  
#061400375



70A Avenue



All distances are in metres and decimals thereof.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500.

Proposed Subdivision Plan  
Marathon Group  
70A Avenue and 144A Street  
7914-0178-00