

NO: R016

COUNCIL DATE: February 1, 2016

REGULAR COUNCIL

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

FROM: **General Manager, Engineering** FILE: **0910-30/199**

SUBJECT: **Approval of the Sale of Closed Portions of Road Allowance Adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 2,328 m² (25,058 ft.²) area of closed road allowance adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road under previously approved terms for this closure and sale as outlined in Corporate Report No. R100; 2015, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On June 15, 2015, Council authorized the Engineering Department (Resolution No. R15-1074 related to Corporate Report No. R100) to proceed with the closure and sale of a portion of redundant road allowance having an area of 2,328 m² (25,058 ft.²) for the purpose of allowing consolidation with the properties known as 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road. Council's approval of the sale of the portion of closed road 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 be obtained on two separate occasions. The first such approval 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 such approval is at the end of the process when Council's authorization is required to formally dispose of the closed 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 the redundant portions of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of the closed portion of road allowance adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R100; 2015.

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

MS/amg/clr

Appendix "I" - Corporate Report No. R100; 2015



CORPORATE REPORT

NO: *R100*COUNCIL DATE: *June 15, 2015***REGULAR COUNCIL**TO: **Mayor & Council**DATE: **May 22, 2015**FROM: **General Manager, Engineering**FILE: **0910-30/199**SUBJECT: **Closure of Road Allowance Adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road****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 a 2,328 m² (25,058 ft.²) area of road allowance located adjacent to the properties at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road, as generally illustrated in Appendix I attached to this report, and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

BACKGROUND**Property Description**

The road allowance proposed for closure has an area of 2,328 m² (25,058 ft.²) and includes three sections of unopened road corridor integrated within the adjacent lands at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road. These adjacent lands are owned by Vancouver Fraser Port Authority ("VFPA"), and leased to a private business.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent lands at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road are all zoned Light Impact Industrial 1 (IL-1) Zone, and designated "Mixed Employment" in the Official Community Plan and "Light Impact/Business Park" in the South Westminster Neighbourhood Concept Plan.

DISCUSSION**Purpose of Road Closure**

The area of road proposed for closure is currently integrated within the properties located at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road.

The proposed road 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 an independent accredited 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 assembled with lands within which it is currently integrated in support of planned and orderly development in South Westminster. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- ENg: 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 as generally described in this report.

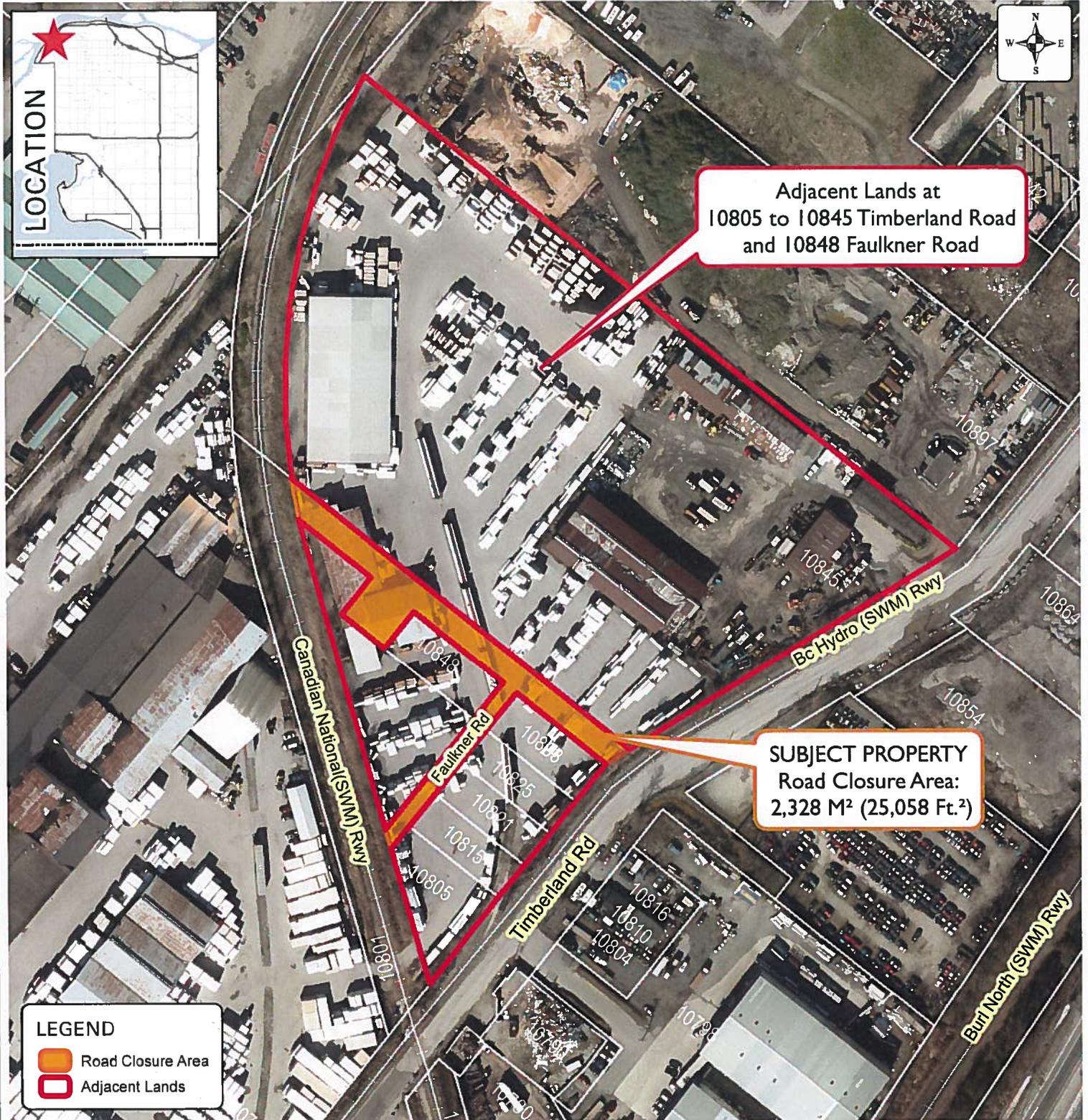


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Appendix 1 - Aerial Photograph of Lane Closure Area and Adjacent Properties

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 20-May-2015, JJR

Date of Aerial Photography: March 30, 2014



SUBJECT PROPERTY
Closure of Road Allowance Adjacent to 10805,
10815, 10821, 10825, 10833, 10845 Timberland Road
and 10848 Faulkner Road

**ENGINEERING
DEPARTMENT**