

NO: R116

COUNCIL DATE: **May 30, 2016**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **May 16, 2016**

FROM: **General Manager, Engineering**

FILE: **7913-0252-00**

SUBJECT: **Road Closure Adjacent to 11348 River 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 a 27.4 m² (294.9 ft.²) portion of River Road adjacent to 11348 River 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 portion of road allowance proposed for closure has a total area of 27.4 m² (294.9 ft.²) and is a portion of unconstructed road along River Road.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent land, 11348 River Road, are zoned Single Family Residential Zone (RF), and are designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of River Road proposed for closure is intended to be consolidated with the adjacent property at 11348 River Road under Development Application No. 7913-0252-00; PLA was issued on December 16, 2015. This Development Application is seeking approval to develop a five (5) lot Single Family Residential Zoned (RF) subdivision as conceptually illustrated on the attached Appendix “II”.

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 have expressed any objections.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure area 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 and developed with the adjacent property in support of planned and orderly development. These outcomes support the following Sustainability Charter action items:

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

CONCLUSION

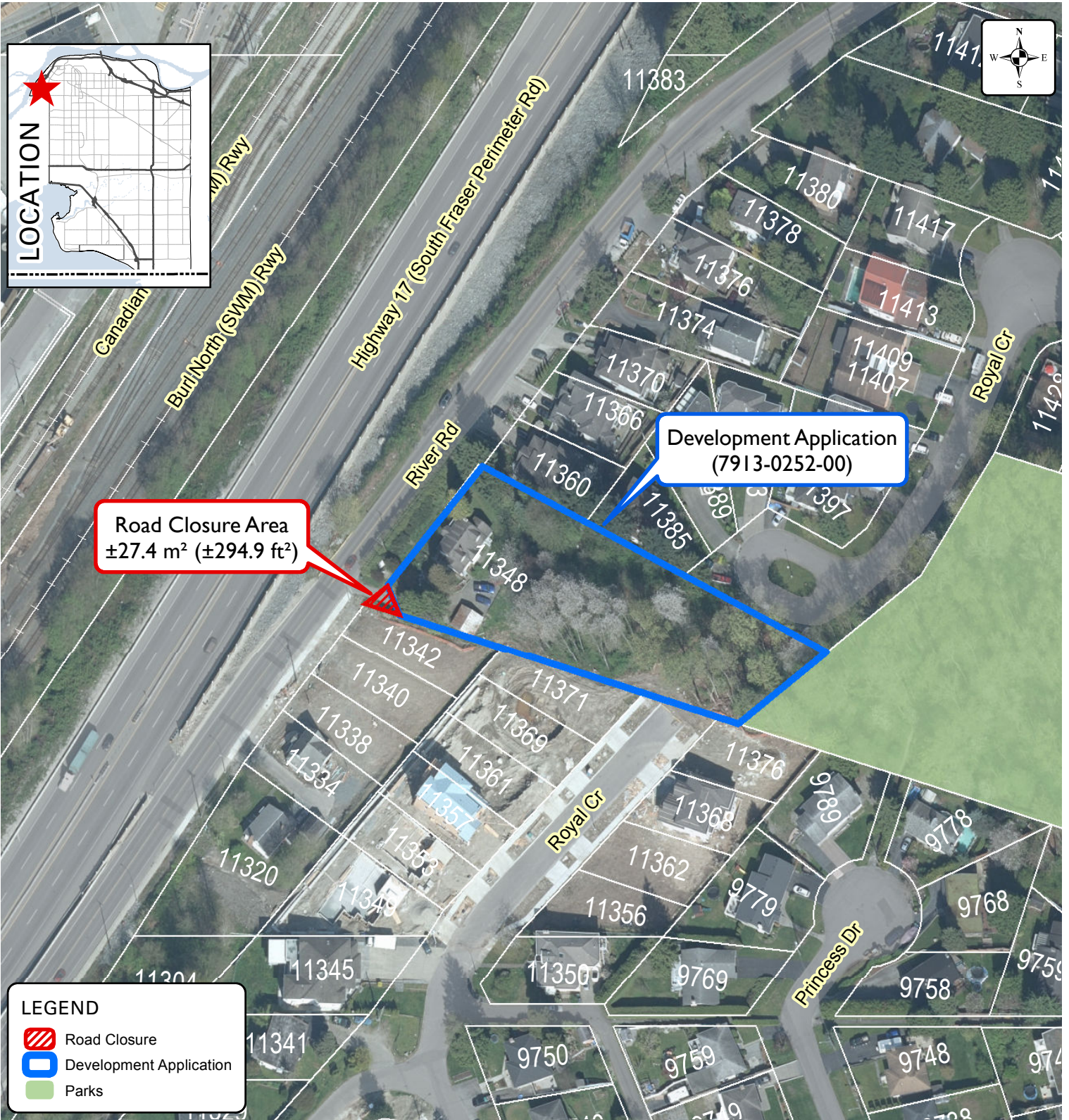
The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road allowance area in preparation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

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

KY/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Subdivision Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 04-May-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:1,500 0 10 M



Road Closure Adjacent to 11348 - River Road

ENGINEERING
DEPARTMENT

