

NO: R008

COUNCIL DATE: January 16, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 3, 2017**

FROM: **General Manager, Engineering**

FILE: **7916-0046-00**

SUBJECT: **Road Closure Fronting 10309 Parkview Place**

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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 a 12.5 m<sup>2</sup> (135 ft.<sup>2</sup>) portion of Parkview Place fronting 10309 Parkview Place, as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice of provisions of the *Community Charter*, SBC 2003, C.26.

## BACKGROUND

### Property Description

The portion of Parkview Place proposed for closure has a total area of 12.5 m<sup>2</sup> (135 ft.<sup>2</sup>) and is located fronting 10309 Parkview Place.

### Zoning, Plan Designations and Land Uses

The area of road allowance proposed for closure and fronting 10309 Parkview Place, is zoned One-Acre Residential (RA) Zone and designated as “Urban” in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The portion of Parkview Place proposed for closure is intended to be consolidated and rezoned with the adjacent properties at 10309 and 10333 Parkview Place under Development Application No. 7916-0046-00. This Development Application is seeking approval to develop an eleven (11) lot Single Family Residential Zone (RF) subdivision as conceptually illustrated on the attached Appendix “II”. Preliminary Layout Approval for this development was granted on October 12, 2016.

The proposed road closure has been circulated to all potentially concerned City departments for review and none have concerns with 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 an independent appraiser.

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

## **SUSTAINABILITY CONSIDERATIONS**

This road closure supports the objectives of the City's Sustainability Charter. In particular, the proposed road closure relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO 8: The built environment enhances quality of life, happiness and well-being.

## **CONCLUSION**

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

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

BLO/amg/cc/ras

Appendix "I" - Aerial Photograph of Site  
Appendix "II" - Preliminary Lot Layout Concept

# AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 04-Jan-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000

0 10 M



## Road Closure Fronting 10309 Parkview Place

ENGINEERING  
DEPARTMENT



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON BATTERY POWER.
  2. LAYOUTS AND DIMENSIONS SUBJECT TO LANDINGS AND SERVICES.
  3. EXISTING HOUSES TO BE REMOVED.
  4. DWP REQUIRED ON LOT 11 FOR LOT DEPTH FROM 28.0m TO 26.0m.

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