

NO: R060

COUNCIL DATE: April 3, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 22, 2017**
FROM: **General Manager, Engineering** FILE: **7916-0163-00**
SUBJECT: **Road Closures Adjacent to 11348 – 128 Street; 12851 Bridgeview Drive;
12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue**

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 $\pm 808.3 \text{ m}^2$ (8,700 ft.²) portion of unconstructed road allowance adjacent to 12851 Bridgeview Drive and 12881 – 113B Avenue, and a $\pm 1,670 \text{ m}^2$ (17,976 ft.²) portion of unconstructed road allowance adjacent to 12848 and 12869 – 114 Avenue as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice of provisions of the *Community Charter, SBC 2003, C.26*.

BACKGROUND

Property Description

The road allowance areas proposed for closure are a $\pm 808.3 \text{ m}^2$ (8,700 ft.²) portion and a $\pm 1,670 \text{ m}^2$ (17,976 ft.²) portion of unconstructed road allowance (the “Road Closure Area”) adjacent to seven City properties located at 11348 – 128 Street; 12848, 12851, 12861 and 12869 – 114 Avenue; 12851 Bridgeview Drive; and 12881 – 113B Avenue (the “Adjacent Properties”).

Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are zoned Single Family Residential (RF) Zone, and are designated as Urban in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application 7916-0163-00. This Development Application is seeking approval to permit a church with associated parking under an Assembly Hall (PA-2) Zone, as illustrated in Appendix “II” attached to this report.

The proposed road closure was referenced in the December 5, 2016 Planning & Development Report to Council related to Development Application 7916-0163-00, and the related Rezoning Bylaw was granted Third Reading by Council on December 19, 2016.

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 an accredited staff appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale support the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, the road closures support 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, viewsapes, 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 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 in preparation for its sale and consolidation as generally described in this report.

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

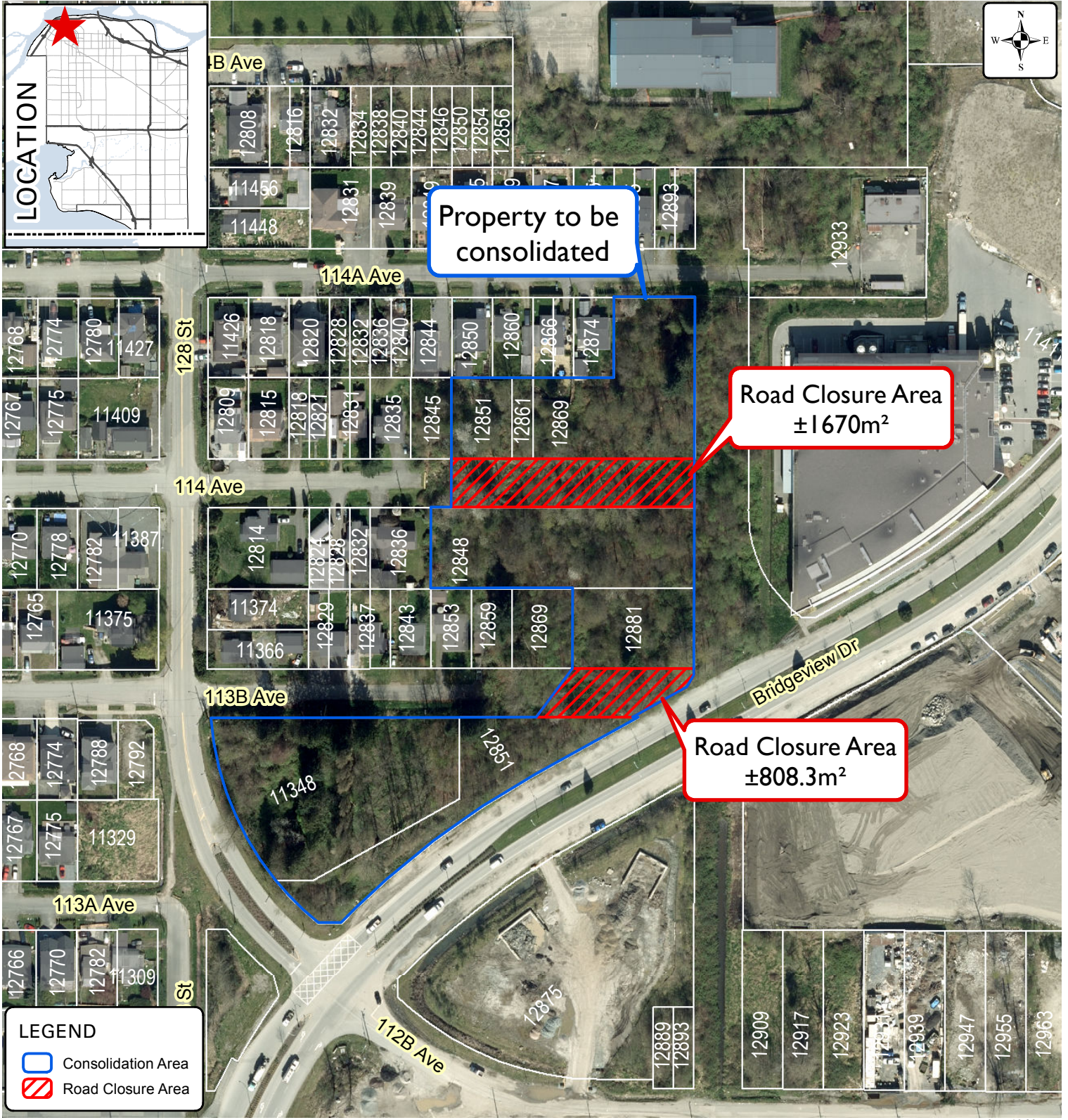
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Appendix "I" - Aerial Photograph of Road Closure Areas

Appendix "II" - Development Application No. 7916-0163-00 Development Concept Plan

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Road Closures adjacent to 11348 – 128 Street,
12851 Bridgeview Drive, 12881 – 113B Avenue
and 12848, 12851, 12861 &
12869 – 114 Avenue

**ENGINEERING
DEPARTMENT**

