

NO: R073

COUNCIL DATE: April 24, 2017

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 10, 2017**

FROM: **General Manager, Engineering**

FILE: **7906-0212-00**

SUBJECT: **Closure of Road Adjacent to 16156 – 112 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 87.5 m² (941.8 ft.²) portion of unconstructed road allowance adjacent to 16156- 112 Avenue, 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 area proposed for closure is an 87.5 m² (941.8 ft.²) portion of unconstructed road adjacent to 16156 - 112 Avenue (the “Adjacent Property”).

Zoning, Plan Designations and Land Uses

The road closure area and the Adjacent Property are zoned One Acre Residential Zone (RA) and are designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The road closure area is intended to be consolidated with the Adjacent Property under Development Application No. 7906-0212-00. This Development Application is seeking approval to develop four Single Family Residential (RF) lots, with the remainder lot, Lot 1, having future potential to subdivide into three additional lots as illustrated on the attached Appendix “II”.

The proposed road closure was referenced in the July 23, 2007 Planning & Development Report to Council related to Development Application No. 7906-0212-00, and the related Rezoning Bylaw was granted Third Reading by Council on September 17, 2007. The initial Preliminary Layout Approval (“PLA”) was issued on October 10, 2007, and the most recent PLA Amendment and Extension is effective as of November 7, 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 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 City's Sustainability Charter. In particular, the proposal 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 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 the 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

KY/amg/cc

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

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Closure of Road Adjacent to 16156 - 112 Avenue

ENGINEERING DEPARTMENT

112th AVENUE

88°57'53"
437.134

89°00'41"
52.156

89°00'41"
52.154

ROAD
67.8 m²

1
0.265 ha

5
BLOCK 5 NORTH
Plan

3
BCP24009

27
Plan 38624

6
BCP24009

4
622.6 m²

3
683.4 m²

2
895.8 m²

4
Plan

3
RANGE
LMP41953

ROAD
211.5 m²

Parcel 'A'
Plan EPP60031

See Detail

AVENUE

11

