
REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 16, 2017**

FROM: **General Manager, Engineering** FILE: **7916-0163-00**

SUBJECT: **Approval of the Sale of Closed Portions of Road Allowance Adjacent to 11348 – 128 Street; 12851 Bridgeview Drive; 12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of an 808.3 m² (8,700 ft.²) area and a 1,550 m² (16,684 ft.²) area, based on final survey information, of closed road allowance adjacent to 11348 – 128 Street; 12851 Bridgeview Drive; 12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue, under previously approved terms for this closure and sale as outlined in Corporate Report No. R060;2017, a copy of which is attached to this report as Appendix “I”.

DISCUSSION

On April 3, 2017, Council authorized the Engineering Department (Resolution No. R17-953 related to Corporate Report No. R060) to proceed with the closure and sale of portions of redundant road allowance having an area of 808.3 m² (8,700 ft.²) and 1,550.0 m² (16,684 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 11348 – 128 Street; 12851 Bridgeview Drive; 12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue. The area related to the closure and sale has been adjusted to reflect final survey information. Council's approval of the sale of these portions 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 these 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 closed portions of road allowance adjacent to 11348 – 128 Street; 12851 Bridgeview Drive; 12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue, under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R060;2017.

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

ML/l0/cc

Appendix “I” - Corporate Report No. R060;2017

NO: **Robo**

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

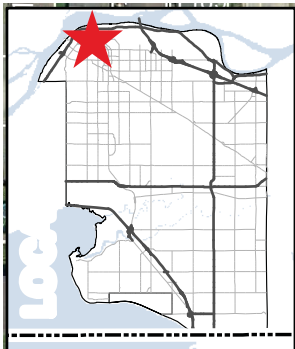
The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road allowance in preparation for its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



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

PK/amg/cc

Appendix "I" - Aerial Photograph of Road Closure Areas
Appendix "II" - Development Application No. 7916-0163-00 Development Concept Plan



Consolidation Area
 Road Closure Area

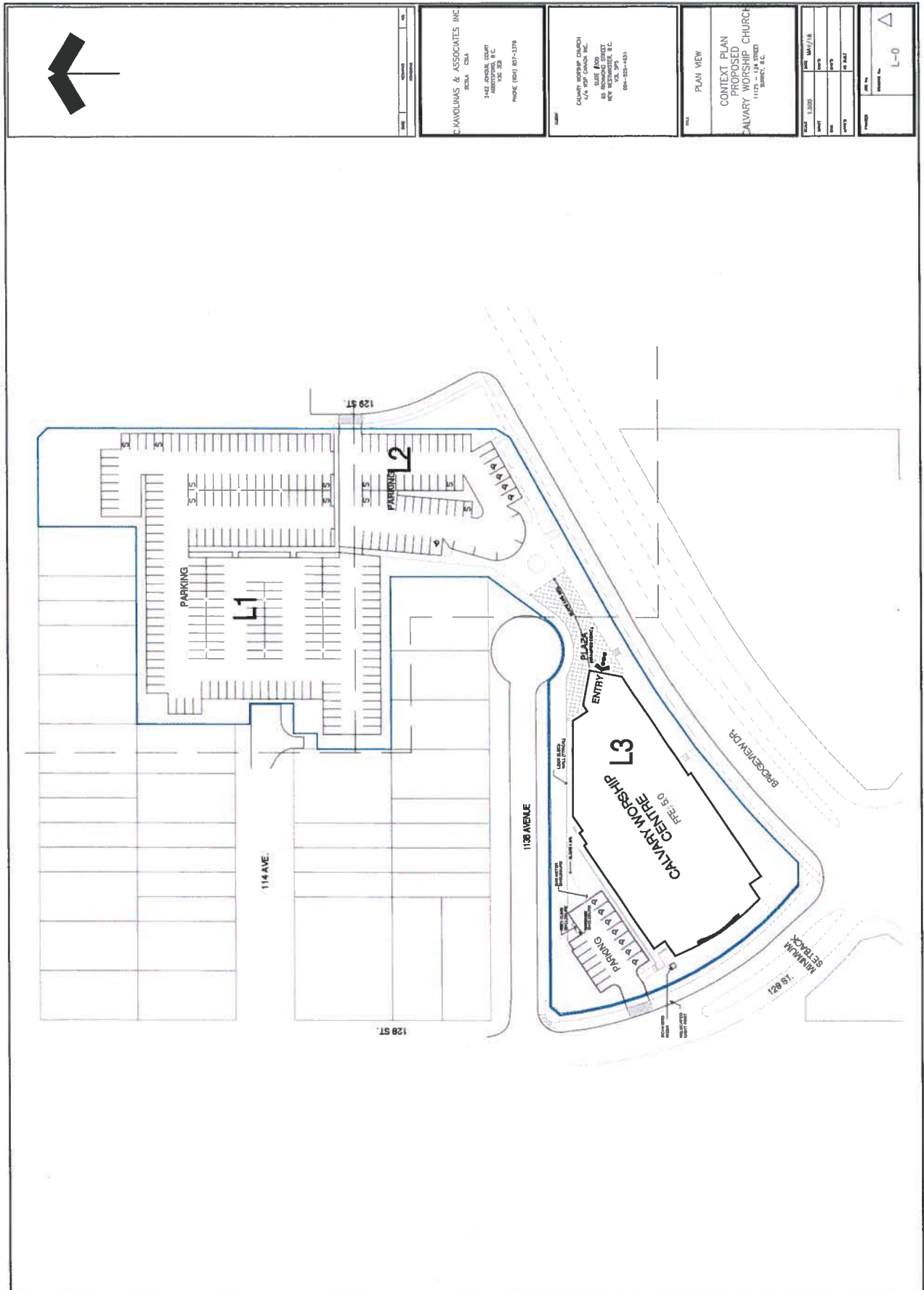
Produced by GIS Section: 30-Jan-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000



12851 11348 128
 , 12881 113
 12848, 12851, 12861 &
 12869 114



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PLAN VIEW
 CONTEXT PLAN
 PROPOSED
 CALVARY WORSHIP CHURCH
 11179 - 114 STREET
 WASHINGTON, D.C.

DATE	1/20/20	DATE	1/20/20
SCALE	AS SHOWN	SCALE	AS SHOWN
PROJECT	CONTEXT PLAN	PROJECT	CONTEXT PLAN
CLIENT	PROPOSED	CLIENT	PROPOSED
DESIGNER	CALVARY WORSHIP CHURCH	DESIGNER	CALVARY WORSHIP CHURCH
LOCATION	11179 - 114 STREET	LOCATION	11179 - 114 STREET
PROJECT NO.	11179 - 114 STREET	PROJECT NO.	11179 - 114 STREET

