

NO: R100

COUNCIL DATE: May 29, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 15, 2017**

FROM: **General Manager, Engineering** FILE: **7914-0057**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 308.6 m² (3,321.7 ft.²) area, based on final survey information, of closed road allowance adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro46;2017, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On March 6, 2017, Council authorized the Engineering Department (Resolution No. R17-758 related to Corporate Report No. Ro46) to proceed with the closure and sale of a portion of redundant road allowance having an area of 308.5 m² (3,320.7 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 15331, 15345, 15355, 15361 and 15371 - 101 Avenue. Council's approval of the sale of this portion 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 this redundant portion 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 this closed portion of road allowance adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Ro46;2017.

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

kt/amg/cc

Appendix "I" - Corporate Report No. Ro46;2017



CORPORATE REPORT

NO: R046

COUNCIL DATE: March 6, 2017

REGULAR COUNCILTO: **Mayor and Council**DATE: **February 27, 2017**FROM: **General Manager, Engineering**FILE: **7914-0057-00**SUBJECT: **Closure of Road Adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 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 308.5 m² (3,320.7 ft.²) portion of unconstructed road allowance adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 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 a 308.5 m² (3,320.7 ft.²) portion of a gravel road adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue (the "Adjacent Properties").

Zoning, Plan Designations and Land Uses

The road closure area and the Adjacent Properties are zoned One Acre Residential Zone (RA) and are designated "Multiple Residential" in the Official Community Plan.

DISCUSSION**Purpose of Road Closure**

The road closure area is intended to be consolidated with the Adjacent Properties under Development Application No. 7914-0057-00. This Development Application is seeking approval to develop a five storey apartment building with a two storey townhouse base consisting of 90 units as illustrated on the attached Appendix "II".

The proposed road closure was referenced in the May 25, 2015 Planning & Development Report to Council related to Development Application No. 7914-0057-00, and the related Rezoning Bylaw was granted Third Reading by Council on June 15, 2015. The initial Preliminary Layout Approval ("PLA") was issued on June 22, 2015, and the most recent PLA extension is effective as of December 23, 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, viewscales, 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 is 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.

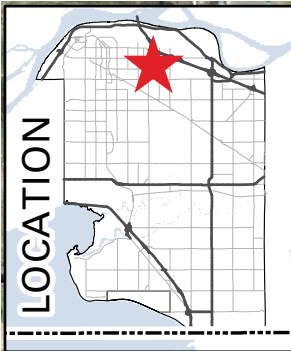


Fraser Smith, P.Eng., MBA
General Manager, Engineering

KY/amg/cc

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

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Road Closure Area
- Development Application

Produced by GIS Section: 16-Feb-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,500

0 10 M



Road Closure adjacent to 15331,
15345, 15355, 15361
& 15371 - 101 Avenue

ENGINEERING
DEPARTMENT

CLIENT: AMAN HILLION
 PROJECT: 5 STOREY APARTMENT + TOWNHOUSES
 1525-101 AVE.
 CONCEPTUAL SITE PLAN
 SHEET CONTENTS

DESIGN: [Firm Name]
 DRAWN: [Firm Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

REV# DATE DRN CKD ISSUED FOR

CONTRACT NO. [Number]
 PROJECT NO. 19001
 CLIENT NO. AC-10

UNIT 135, STREET SURVEY, B.C. V8W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2699
 EMAIL: info@barnett-dembek.com

UNIT SUMMARY

| UNIT TYPE | NO. OF BEDROOMS | NO. OF UNITS | S.F. / UNIT | TOTAL S.F. | TOTAL M ² |
|-------------------------|-----------------|--------------|-------------|------------|----------------------|
| UNIT A (UNIT #106) | 2 | 10 | 1204 | 12040 | 1115 |
| UNIT A (UNIT #107) | 2 | 10 | 1204 | 12040 | 1115 |
| UNIT A (UNIT #108) | 2 | 10 | 1204 | 12040 | 1115 |
| UNIT B | 2 | 5 | 855 | 4275 | 391 |
| UNIT B (END UNIT) | 2 | 5 | 854 | 4270 | 391 |
| UNIT B1 (VIC ADAPTABLE) | 2 | 4 | 854 | 3416 | 314 |
| UNIT B2 (VIC ADAPTABLE) | 2 | 4 | 854 | 3416 | 314 |
| UNIT B3 (VIC ADAPTABLE) | 2 | 5 | 850 | 4250 | 391 |
| UNIT B4 (VIC ADAPTABLE) | 2 | 5 | 844 | 4220 | 389 |
| UNIT B5 | 2 | 5 | 855 | 4275 | 391 |
| UNIT B6 | 2 | 5 | 855 | 4275 | 391 |
| UNIT C1 | 2 | 2 | 661 | 1322 | 122 |
| UNIT C2 | 2 | 2 | 661 | 1322 | 122 |
| UNIT C3 | 1 | 2 | 665 | 1330 | 123 |
| UNIT D | 2 | 3 | 595 | 1785 | 164 |
| TOTAL | | 90 | | 10228 | 936 |

FAKENITY

| FAKENITY | NO. OF UNITS | TOTAL S.F. | TOTAL M ² |
|----------|--------------|------------|----------------------|
| I | 1574 | 1574 | 146 |
| II | 9 | 9 | 1 |

SETBACKS:
 FRONT (SOUTH): 14'-11 1/8"
 REAR (NORTH): 36'-9 3/8"
 EAST SIDE: 21'-2 3/4"
 WEST SIDE: 10'-10 5/8"

REQUIRED:
 13 SPACES/1 BED x 3T.
 15 SPACES/2 OR MORE BED x 5B.
 VISITOR: 0.2 SPACES/UNIT x 40.

PROPOSED:
 147 SPACES
 2 SPACES
 51 SPACES
 18 SPACES

REQUIRED:
 12 SPACES/UNIT x 90 UNITS.
 PROPOSED:
 108 SPACES
 111 SPACES

REQUIRED:
 910 U.P.A., 240 U.P.H.A., 90 UNITS (NET)
 2.0 (12111 M² 841581 S.F./AMENITY SPACE EXCLUDED)
 45% (1690 M² 18193 S.F.)
 16.8m (54'-11 1/2")
 REQUIRED:
 INDOOR:
 5 m²/UNITS x 90 UNITS = 270 M² (2,906.9 S.F.)
 OUTDOOR:
 5 m²/UNITS x 90 UNITS = 270 M² (2,906.9 S.F.)
 PROPOSED:
 INDOOR: 146 M² (1574 S.F.)
 OUTDOOR: 128 M² (1371 S.F.)
 TOTAL: 274 M² (2945 S.F.)

DEVELOPMENT DATA

SITE AREA:
 GROSS: 3640.2 M² 39183.8 S.F. 0.900 AC 0.364 HA
 ROAD DEDICATION: 196.6 M² 2112 S.F. 0.044 AC 0.020 HA
 LANE ACQUISITION: 309.6 M² 3322.1 S.F. 0.071 AC 0.031 HA
 NET: 3152.2 M² 40388.1 S.F. 0.922 AC 0.375 HA

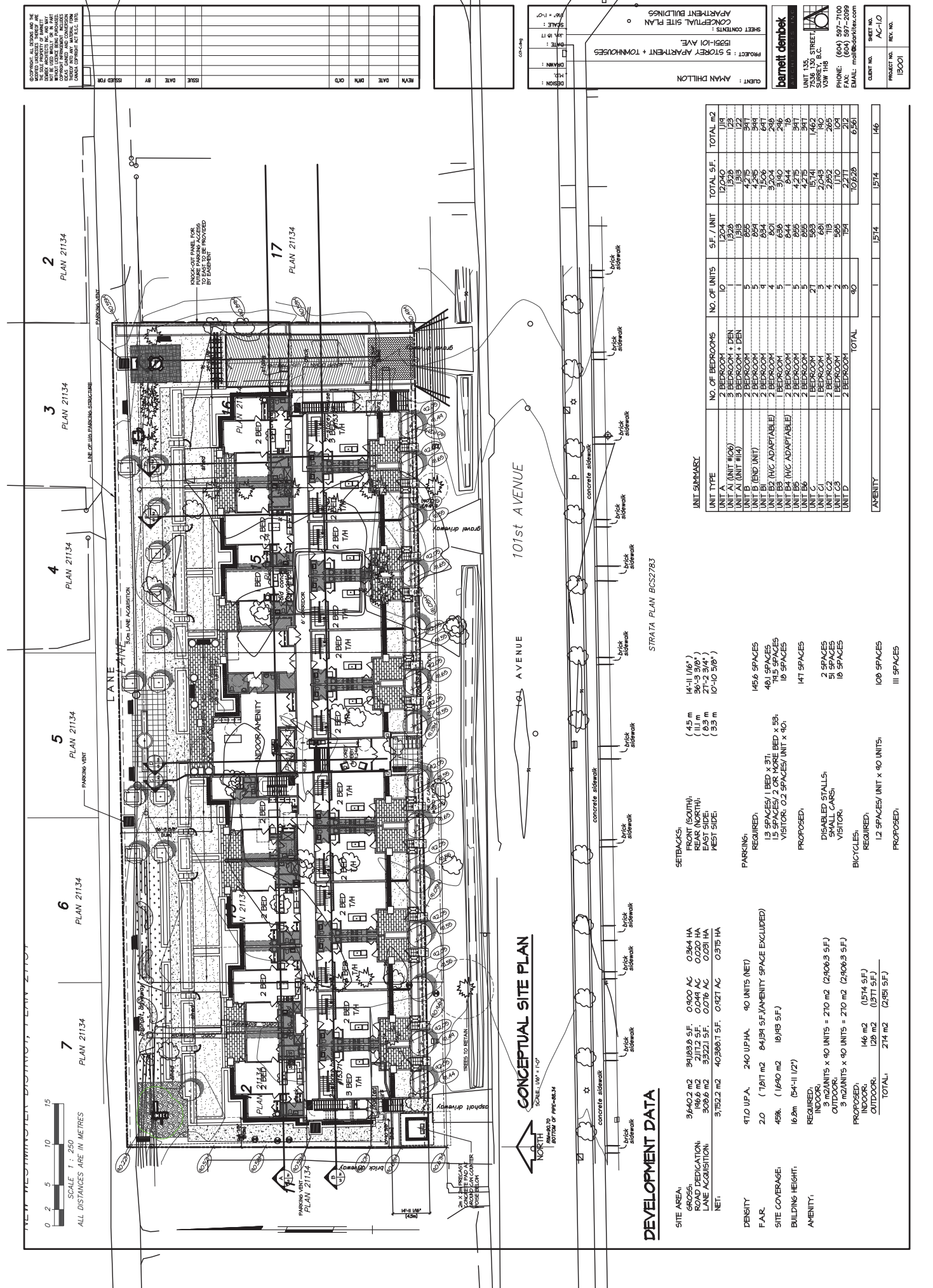
DENSITY:
 910 U.P.A., 240 U.P.H.A., 90 UNITS (NET)

F.A.R.: 2.0 (12111 M² 841581 S.F./AMENITY SPACE EXCLUDED)

SITE COVERAGE: 45% (1690 M² 18193 S.F.)

BUILDING HEIGHT: 16.8m (54'-11 1/2")

AMENITY:
 REQUIRED:
 INDOOR:
 5 m²/UNITS x 90 UNITS = 270 M² (2,906.9 S.F.)
 OUTDOOR:
 5 m²/UNITS x 90 UNITS = 270 M² (2,906.9 S.F.)
 PROPOSED:
 INDOOR: 146 M² (1574 S.F.)
 OUTDOOR: 128 M² (1371 S.F.)
 TOTAL: 274 M² (2945 S.F.)



CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH
 BOTTOM OF PAPER=0.34