

NO: R002

COUNCIL DATE: January 8, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 3, 2018**
FROM: **General Manager, Engineering** FILE: **7916-0165-00**
SUBJECT: **Closure of Road Allowance Adjacent to 10863 and 10873 - 160 Street**

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 427.35 m² (4,600 ft.²) area of road located adjacent to the properties 10863 and 10873 – 160 Street, as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 427.35 m² (4,600 ft.²) portion of unconstructed road (the “Road Closure Area”) adjacent to 15972 and 15982 – 109 Avenue and 10879 – 160 Street to the north (the “North Adjacent Properties”), 10863 – 160 Street which fronts onto 108A Avenue, and 10873 – 160 Street to the south (the “South Adjacent Property”).

Zoning, Plan Designations and Land Uses

The North Adjacent Properties are currently zoned Single Family Residential (RF) and are designated “Urban” in the Official Community Plan. The Road Closure Area and the South Adjacent Property are currently zoned Residential One Acre (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 South Adjacent Property and rezoned under Development Application No. 7916-0165-00. This Development Application is seeking approval to permit the development of a Comprehensive Development (CD) zoned parking lot and two Single Family Residential (RF) zoned lots, as illustrated in Appendix “II” attached to this report. The proposed additional parking will allow the two adjacent commercial properties to the south and southeast that are owned by the applicant to have a broader range of allowable uses that have a higher parking requirement, and will also address already existing observed parking supply shortages during peak demand periods. The proposed road closure was referenced in the July 10, 2017 Planning Report to Council related to Application No. 7916-0165-00, and the related Rezoning Bylaw was granted Third Reading by Council on July 24, 2017.

The proposed 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 closure and sale of the portion of road allowance relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO6: 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 DO8: 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 Road Closure Area in preparation for its sale and consolidation, as generally described in this report.

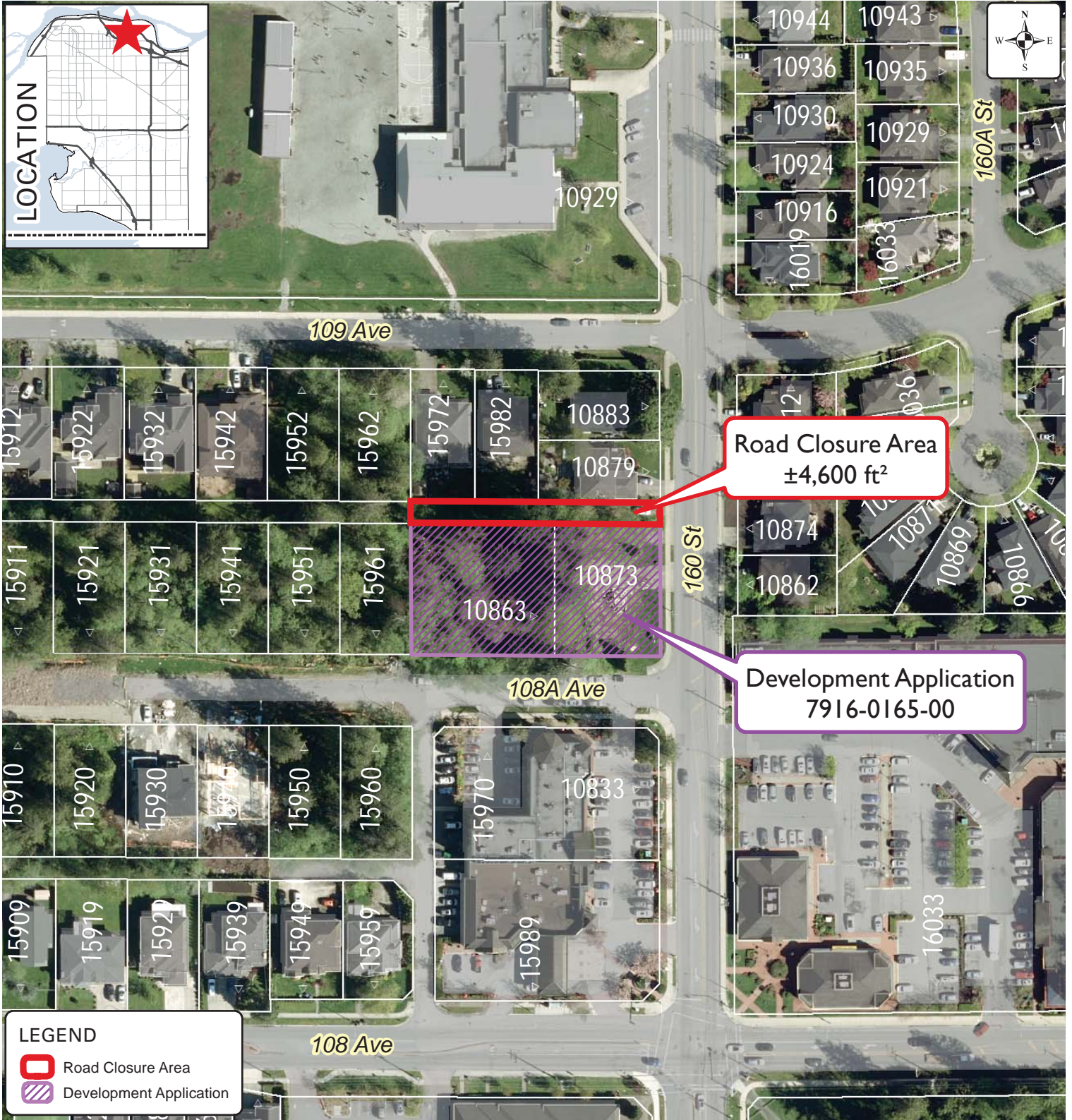
Fraser Smith, P.Eng., MBA
General Manager, Engineering

KAM/amg/cc

Appendix "I" - Aerial Photograph of Road Closure Area

Appendix "II" - Application No. 7916-0165-00 Development Site Layout

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 30-Nov-2017, JJR

Date of Aerial Photograph: April 2017

Scale: 1:1,500 0 10 M



Road Closure Adjacent to 10863 and 10873 - 160 Street

**ENGINEERING
DEPARTMENT**

