

DATE OF MEETING DECEMBER 17, 2018

AUTHORED BY NANCY SKEELS, PROPERTY AGENT, REAL ESTATE

**SUBJECT PROPOSED ROAD CLOSURE PART OF REDMOND ROAD
ADJACENT TO 5400 DEWAR ROAD AND 5351 REDMOND ROAD**

OVERVIEW

Purpose of Report

To obtain Council approval for a proposed road closure and disposition of a portion of Redmond Road to the owner of 5400 Dewar Road and 5351 Redmond Road.

Recommendation

That:

1. Council authorize the road closure and disposition of a portion of Redmond Road adjacent to 5400 Dewar Road and 5351 Redmond Road;
2. Mayor and Corporate Officer execute the conditional Road Closure and Sale Agreement;
3. Council direct Staff to proceed with public notice of closure and disposition of a portion of Redmond Road;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7275" (To provide for highway closure and dedication removal of a portion of Redmond Road adjacent to adjacent to 5400 Dewar Road and 5351 Redmond Road) pass first reading; and
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7275" pass second reading.

BACKGROUND

5400 Dewar Road and 5351 Redmond Road (the "Property", Attachments A and B) is an improved site with a single-family residential dwelling with an area of 1.02ha (2.52 acres). The Property is in the process of being rezoned (RA404) from R1 – Single Family Residential to R10 – Steep Slope Residential and the remainder as PRC1 – Parks, Recreation and Culture 1. As a result of the rezoning, the property will be subdivided (File No. SUB001278) to create five duplex lots (Attachment C). The single-family dwelling currently located on the Property will be removed as a condition of the subdivision process. The rezoning application is being presented on tonight's agenda.

Windley Developments Ltd. (the "Owner") has submitted an application to close 511 m² (5,500 sq. ft.) of Redmond Road ("Area 1"). Area 1 will be consolidated with Proposed Lot 1 of the subdivision. By closing the road and consolidating Area 1 with Proposed Lot 1, it will create a lot large enough to construct a duplex dwelling. The second road closure area ("Area 2", 1,747 m² [18,804 sq. ft.]) will be dedicated as park (Attachment C). An access adjacent to Proposed Lot 1 will remain open to access the dedicated park area.

An appraisal has been prepared that has estimated the market value of Area 1 at \$38,800. Staff reviewed the application applicable to all City standards and the portion of Redmond Road is deemed surplus to City requirements.

OPTIONS

A. That:

1. Council authorize the road closure and disposition of a portion of Redmond Road adjacent to 5400 Dewar Road and 5351 Redmond Road;
2. the Mayor and Corporate Officer execute the conditional Road Closure and Sale Agreement;
3. Council direct Staff to proceed with public notice of closure and disposition of a portion of Redmond Road;
4. "Highway Closure and Dedication Removal Bylaw 2018 No. 7275" (To provide for highway closure and dedication removal of a portion of Redmond Road adjacent to adjacent to 5400 Dewar Road and 5351 Redmond Road) pass first reading; and
5. "Highway Closure and Dedication Removal Bylaw 2018 No. 7275" pass second reading.
 - **Budget Implication:** The sale of the property has an estimated market value of \$38,800. The proceeds from the sale of the lands will be placed in the Property Sales Reserve Fund. Council will have the ability to direct those funds to be used to acquire land, undertake improvements or acquire other assets of a capital nature. The Owner will be responsible for all legal and surveying costs, and the costs to publish the required notices.
 - **Legal Implication:** The City solicitor will prepare the purchase and sale agreement and road closure legal documentation.
 - **Policy Implication:** Upon Council approval of the first and second reading of "Highway Closure and Dedication Removal Bylaw 2018 No. 7275", Staff will publish a Notice of Disposition to "Close to Traffic, Remove Highway Dedication, and Dispose of a portion of Redmond Road" as required by Sections 40 and 96 the *Community Charter*.
 - **Engagement Implication:** Staff have reviewed the application applicable to all City standards and the road is deemed surplus to City requirements. Fortis, Telus, Shaw, BC Hydro and the Ministry of Transportation are unaffected by this application.

B. That Council not pursue the proposed road closure and property disposal of a portion of Redmond Road.

- **Budget Implication:** The road area will remain as is and the City will not benefit from the \$38,800 in property disposition. The Owner may incur costs to create a new subdivision layout plan.
- **Engagement Implication:** If Council chooses to not close and dispose of the road, Staff will advise the Owner. The Owner will have to revise the proposed subdivision plan to not include the road closure area.

SUMMARY POINTS

- Windley Developments Ltd., the owner of 5400 Dewar Road and 5351 Redmond Road, has submitted an application to close 511 m² (5,500 sq. ft.) of Redmond Road. The Property is in the process of being rezoned from R1 – Single Family Residential to R10 – Steep Slope Residential, PRC1 – Parks, Recreation and Culture 1, and being subdivided into five duplex lots.
- By closing a portion of Redmond Road and consolidating it with Proposed Lot 1, it will create a lot large enough to construct a duplex dwelling.
- The road closure area has an appraised market value of \$38,800.
- Staff have reviewed the application applicable to all City standards and the portion of Redmond Road is deemed surplus to City requirements.

ATTACHMENTS

ATTACHMENT A: Location Plan for Road Closure

ATTACHMENT B: Ariel Photo Location Plan

ATTACHMENT C: Proposed Road Closure Plan, Rezoning and Proposed Subdivision
“Highway Closure and Dedication Removal Bylaw 2018 No. 7275”

Submitted by:

Bill Corsan
Deputy Director, Community Development

Concurrence by:

Dale Lindsay
Director, Community Development