

DATE OF MEETING MAY 27, 2024

AUTHORED BY NANCY SKEELS, PROPERTY AGENT, REAL ESTATE

SUBJECT POTENTIAL ROAD CLOSURE AND LAND EXCHANGE – 2300 NORTHFIELD ROAD

OVERVIEW

Purpose of Report

To obtain Council approval to close a portion of Northfield Road and obtain approval to enter into a Land Exchange Agreement with the owner of 2300 Northfield Road to dedicate part of their property for road in exchange for the road closure area.

Recommendation

That:

1. Council authorize the road closure and disposition of a portion Northfield Road, and direct Staff to enter into a Road Closure and Land Exchange Agreement;
2. “Highway Closure and Dedication Removal Bylaw 2024 No. 7370” (to provide for highway closure and dedication removal of a portion of Northfield Road adjacent to 2300 Northfield Road) pass first reading;
3. “Highway Closure and Dedication Removal Bylaw 2024 No. 7370” pass second reading; and
4. Council direct Staff to proceed with public notice for the closure and disposition of a portion of Northfield Road.

BACKGROUND

The Midtown Gateway Project (the “Project”) is an important capital works project which includes restoring a wetland area to a brownfield site and creating a revitalized neighbourhood gateway with a new transportation network. The Project will improve the safe flow of goods and people, add natural areas and walking trails, as well as improve public access to the many amenities of Beban Park.

The Project requires improvements at the intersection of Boxwood and Northfield Road. To facilitate a new crosswalk, bike lane and the signalized lights at the intersection, a portion of 2300 Northfield Road (the “Property”) is required to be dedicated as road. The Owner has agreed to enter into a land exchange agreement where the City will acquire a portion of the Property and in exchange the City will close a portion of Northfield Road and will transfer it to the Owner for consolidation with the Property. The Owner will use the road closure area to accommodate better turning access into the car wash.

DISCUSSION

Road Closure and Land Exchange Proposal

Under the proposed Land Exchange, the City will receive 40.6 m² from the Property and the Owner will receive 40.6 m² from the City road right-of-way along Northfield Road as shown on Attachment A. Accordingly, as the amount of land being dedicated for road versus road closure is the same, no compensation issues exist with the proposed exchange.

Staff have reviewed the proposed road closure against all City standards and have confirmed that the road right-of-way along Northfield Road and adjacent to the Property are deemed to be surplus to City requirements. The portion for the Property along Boxwood Road is required from the Property to facilitate the upgrades at the intersection of Boxwood and Northfield Road. BC Hydro will require a right-of-way over a portion of the closed road to accommodate their Hydro kiosk and the Owner has agreed to the granting of the statutory right-of-way.

Staff are seeking Council's authorization of the Road Closure and Land Exchange Agreement and for Council to provide first and second reading to "Highway Closure and Dedication Removal Bylaw 2024 No. 7370".

Next Steps

If Council provides first and second reading of "Highway Closure and Dedication Removal Bylaw 2024 No. 7370", the next steps will occur:

1. a Notice of Disposition will be published, as required by Sections 40 and 94 of the *Community Charter*;
2. After publication of the Notice, Bylaw 2024 No. 7370 will be brought back to Council for their consideration of Third Reading; and
3. If Third Reading of Bylaw 2024 No. 7370 is passed, the Bylaw will be scheduled for Final Adoption at a forthcoming Council meeting.

OPTIONS

1. That Council

1. Council authorize the road closure and disposition of a portion Northfield Road, and direct Staff to enter into a Road Closure and Land Exchange Agreement;
2. "Highway Closure and Dedication Removal Bylaw 2024 No. 7370" (to provide for highway closure and dedication removal of a portion of Northfield Road adjacent to 2300 Northfield Road) pass first reading;
3. "Highway Closure and Dedication Removal Bylaw 2024 No. 7370" pass second reading; and
4. Council direct Staff to proceed with public notice for the closure and disposition of a portion of Northfield Road.
 - Advantages: By providing approval to the road closure and land exchange for the road dedication area, the road dedication requirements will be met and the upgrades to the intersection, as part of the Project, can proceed as planned. The Owner will have better turning radius for cars to access the car wash. Staff will publish a Notice of Intent and Disposition as required by Sections 40 and 94 of the *Community Charter*.
 - Disadvantages: None identified.

- Financial Implications: The 2024-2028 Financial Plan will be amended to include the land exchange purchase.
2. That Council deny the road closure and disposition of a portion Northfield Road adjacent to 2300 Northfield Road.
- Advantages: None identified.
 - Disadvantages: Should Council deny the road closure the City will not meet the road dedication requirements that are part of the Project upgrades.
 - Financial Implications: None identified. |

SUMMARY POINTS

- The Midtown Gateway Project (the “Project”) is an important capital works project which includes restoring a wetland area to a brownfield site and creating a revitalized neighbourhood gateway with a new transportation network.
- The Project requires improvements at the intersection of Boxwood and Northfield Road. To facilitate a new crosswalk, bike lane and the signalized lights at the intersection, a portion of 2300 Northfield Road (the “Property”) is required to be dedicated as road. The Owner has agreed to enter into a land exchange agreement where the City will acquire a portion of the Property and in exchange the City will close a portion of Northfield Road and will transfer it to the Owner for consolidation with the Property.
- Staff have reviewed the proposed road closure against all City standards and have confirmed that the road right-of-way along Northfield Road and adjacent to the Property are deemed to be surplus to City requirements.
- Staff are seeking Council’s authorization of the Road Closure and Land Exchange Agreement and for Council to provide first and second reading to “Highway Closure and Dedication Removal Bylaw 2024 No. 7370”.
- If Council provides first and second reading of “Highway Closure and Dedication Removal Bylaw 2024 No. 7370 a Notice of Disposition will be published and after publication of the Notice, Bylaw 2024 No. 7370 will be brought back to Council for their consideration of Third Reading.

ATTACHMENTS:

ATTACHMENT A: Location Plan
“Highway Closure and Dedication Removal Bylaw 2024 No. 7370” |

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