

TO: CITY MANAGER **DATE:** 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 87000 05
Reference: **ROD #16-06**

SUBJECT: ROAD CLOSURE REFERENCE #16-06
SUBDIVISION REFERENCE #16-30
REZONING REFERENCE #14-44
Proposed closure of a 46.80m² (503 sq.ft.) portion of McMurray Avenue

PURPOSE: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of McMurray Avenue

RECOMMENDATION:

1. **THAT** Council authorize staff to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a 46.80m² (503 sq.ft.) portion of McMurray Avenue (see Sketch #1 *attached*), subject to the conditions outlined in this report.

REPORT**1.0 INTRODUCTION**

Rezoning Reference #14-44 was granted Second Reading of the Rezoning Amendment Bylaw on 2016 July 25. The development site is comprised of three properties at 6050 Sussex Avenue, 4769 and 4758 Hazel Street, as well as portions of the McKercher Avenue and McMurray Avenue rights-of-way (see Sketch #1 *attached*).

The consolidation of the proposed development site includes the closure of a portion the McKercher Avenue right-of-way measuring approximately 942.1m (10,140.68 sq.ft.) and a portion of the McMurray Avenue road right-of-way measuring approximately 46.80 m² (503 sq.ft.). Although the closure of a portion of McKercher Avenue was noted in section 3.8 of the rezoning report dated 2016 April 20, the portion of McMurray Avenue was not initially identified for closure and consolidation, and thus not included in that report. However, it has since been determined that this portion of McMurray Avenue is redundant to the City's needs. As such, approval for the closure and sale of this portion of McMurray Avenue as part of Road Closure Reference #16-06 is required to facilitate its consolidation with the development site. The Public Safety and Community Services Department - Lands Division has identified a value of \$70 per sq.ft. buildable for the McMurray Avenue road right-of-way area. As such a total value of \$35,210 would be attributed to the McMurray Avenue road closure area. The deposit of the necessary funds for the noted McMurray and McKercher Avenue road closure areas would be obtained prior to Final Adoption.

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With Council authorization, staff would include the subject portion of McMurray Avenue, along with the previously identified portion of McKercher Avenue, in a Highway Closure Bylaw to provide for its closure and consolidation with the subject site, as indicated on Sketch #1. The Highway Closure Bylaw would be advanced through four readings of Council and will be advertised for a period of four consecutive weeks in line with Local Government Act requirements. With Council adoption of the Highway Closure Bylaw, the portion McMurray Avenue would be closed and consolidated with the development site as part of the completion of Rezoning Reference #14-44 and Subdivision Reference #16-30.

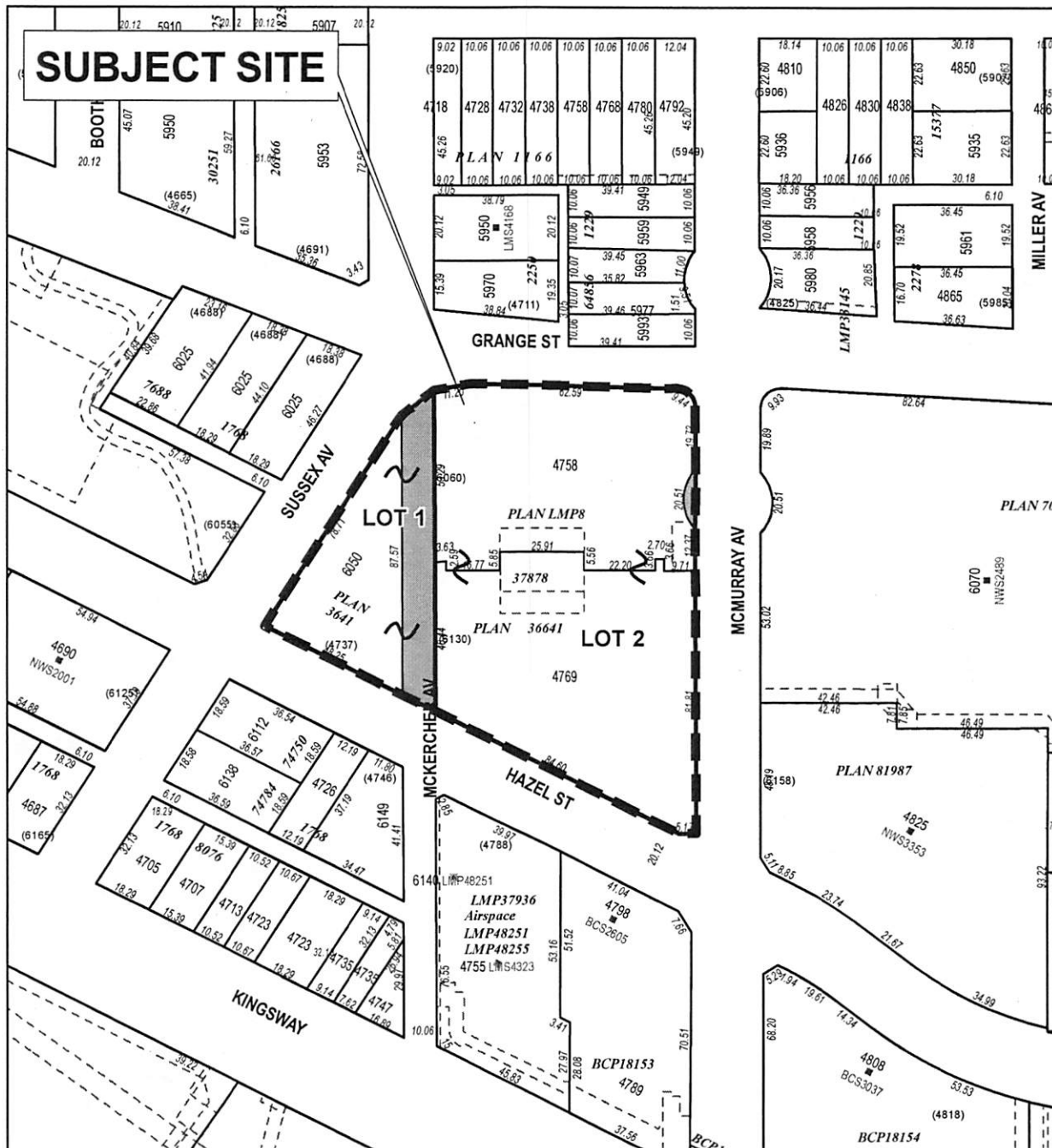

Lou Pelletier, Director
PLANNING AND BUILDING

JBS

Attachment

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:

JUN 28 2016

SCALE:

1:2,000

DRAWN BY:

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SUBDIVISION REFERENCE #16-30
ROAD CLOSURE REFERENCE #16-06
REZONING REFERENCE #14-44
6050 SUSSEX AVENUE, 4769 HAZEL STREET AND 4758 GRANGE STREET
CLOSURE OF MCKERRCHER AVENUE ROAD ALLOWANCE AND A PORTION OF
MCMURRAY AVENUE CUL-DE-SAC BULB ADJACENT SAID PROPERTIES



Subject Site



Road Closure Area