

Report to Council



Date: 10/26/2015
File: 1125-51-047
To: City Manager
From: J. Säufferer, Manager, Real Estate Services
Subject: Proposed Road Closure and Sale - adj. to 1760 Pier Mac Way

Recommendation:

THAT Council receives the Report from the Manager, Real Estate Services dated October 26, 2015, recommending that Council adopt the proposed road closure to close unused portions of roadway adjacent to 1760 Pier May Way;

AND FURTHER THAT Bylaw No. 11154, being the proposed closure of a portion of Pier Mac Way, be given reading consideration.

Purpose:

To close portions of surplus roadway adjacent to 1760 Pier Mac Way and transfer the same to the adjacent property owner.

Background:

Those portions of Pier Mac Way bisecting 1760 Pier Mac Way were originally dedicated by the existing property owner, Pier Mac Petroleum Installation Ltd. ("Pier Mac") in 1994. More recently, Pier Mac has determined that re-aligning Pier Mac Way to the west would result in a more optimal road design, insofar as it would maximize the development potential of that portion of Pier Mac Way fronting Highway 97. As a result, Pier Mac, at its sole cost and expense, is facilitating the re-alignment of Pier Mac Way. Furthermore, with the recent construction of Quail Ridge Boulevard, it has been determined that the existing Pier Mac Way is wider than necessary. As such, the proposed re-alignment includes a road closure to reduce the width of Pier Mac Way.

A drawing showing the current and future proposed Pier Mac Way is included as Schedule 'A'. The road closure survey plan for bylaw approval is included as Schedule 'B'. Included as Schedule 'C' is a post road-closure consolidation plan, as consolidation of the various road closure areas with the adjacent parent parcel is a requirement of the road closure.

Financial/Budgetary Considerations:

The proposed re-aligned Pier Mac Way has been reviewed by City Staff to ensure that it meets municipal needs. All costs associated with the re-alignment, including the relocation of all municipal and third-party utility services, will be borne by Pier Mac.

Legal/Statutory Authority:

Section 40(6) of the Community Charter prohibits a municipal council from closing a dedicated roadway when the roadway was dedicated by the original owner of the lands unless the owner consents. As the original roadway was dedicated by Pier Mac, any excess road closure area will be transferred back to Pier Mac for the nominal value of \$1.

Council Policy 127(i) authorizes the disposition of excess road right of ways provided that an equivalent portion of roadway is dedicated and there are no additional land acquisition requirements associated with the road closure.

Internal Circulation:

Manager, Transportation & Mobility
Manager, Development Engineering

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by: J. Säufferer, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachments: 1. Schedule A - Map of Road Closure Areas
2. Schedule B - Road Closure Survey Plan
3. Schedule C - Subdivision Plan EPP55881

cc: M. Hasan, Transportation & Mobility Manager
S. Muenz, Development Engineering Manager