June 6, 2016
Our file: 06-2290-25/16 107690 RK/1
Doc #: 2274061.v1

To: City Manager
From: General Manager Planning and Development

Subject: Proposed Road Cancellation Application Adjacent to 515-525 Foster Avenue
(16 107690 RK) - Bylaw No. 4687, 2016

For: Council

Recommendation:
That Council:
1. Give first, second and third readings to “City of Coquitlam Highway Dedication Cancellation Bylaw No. 4687, 2016”; and
2. Direct Bylaw 4687, 2016 to be advertised in accordance with the requirements of the Community Charter.

Report Purpose:
This report presents a road cancellation application for a 21.9 m² portion of Whiting Way adjacent to 515-525 Foster Avenue.

Strategic Goal:
This application upholds the corporate objectives of strengthening neighbourhoods.

Background:
At the October 5, 2015 Regular Council meeting, Council granted fourth and final reading to OCP Amendment and Rezoning bylaws, and approved the authorization of a Development Permit to construct three high-rise towers and one five-storey apartment building at 655 North Road and 515-525 Foster Avenue. The applicant has proposed purchasing a 21.9 m² (236 sq.ft.) portion of the Whiting Way road allowance adjacent to 515-525 Foster Avenue (Attachment 1) to consolidate into their development site.

In addition to the road cancellation, the redevelopment also includes road dedications to widen Whiting Way from 15.24 m to 20 m, and shift it slightly westward to improve the alignment of the intersection of Whiting Way and Foster Avenue. The realignment of Whiting Way will result in the subject portion of road being surplus. The road dedications are currently being considered as part of an associated subdivision application (Attachment 2).
Discussion/Analysis:
The proposed road cancellation and ultimate consolidation with the adjacent lands is supported by the Subdivision Advisory Committee (SAC). Staff supports the application for the following reasons:
• The road cancellation allows for a widened, superior alignment of Whiting Way, and an improved local transportation network;
• The subject portion of road to be cancelled is surplus to City needs and the sale will generate additional revenues for the City.

Financial Implications:
All application fees, legal and survey costs associated with the proposed road cancellation will be borne by the applicant. The City will receive financial compensation for the sale of the proposed road to be cancelled based on market value, plus applicable taxes and closing costs. The market valuation is to be established by the City’s Lands and Properties Division.

Bylaw No. 4687, 2016:
Bylaw No. 4687, 2016 (Attachment 3) has been prepared for Council's consideration and will cancel the portion of road shown in bold on Schedule “A”.

Conclusion:
Staff supports the proposed road cancellation as it will generate revenue for this portion of road that will be surplus given the widening and realignment of Whiting Way to improve the local transportation network. Therefore, staff recommends that Council gives Highway Dedication Cancellation Bylaw No. 4687, 2016 first, second and third readings and direct that this bylaw be advertised in the local newspaper to address notification requirements of the Community Charter. Upon completion of the required notification, Council will be requested to consider final adoption of the Bylaw at a later date.

J.L. McIntyre, MCIP, RPP

Attachments:
1. Ortho Photo (Doc# 2293079)
2. Subdivision Sketch 16 104172 SD (Doc# 2293082)
3. Bylaw No. 4687, 2016 (Doc# 2291188) Schedule A (Doc# 2298453)

This report was prepared by James Taylor, Planning Technician and reviewed by Tom Hawkins, Subdivision Coordinator, and Chris Jarvie, Acting Supervisor Development Planning.
Subject Property
(515-525 Foster Avenue)

Application No.: 16 107690 RK
Map Date: 6/2/2016
SUBDIVISION OF LOT A (EXPL PLAN 29229), & LOT 87, PLAN 28546; ALL OF DISTRICT LOT 7, GROUP 1, NWD

NOTES:
1. Subject Property
3. Road Cancellation

OWNERS: Blue Sky Developments Inc.
APPLICANT: Blue Sky Developments Inc.

DATE: ____________________________
STATUS: ____________________________

SKETCH NO.: 16 104172 SD
SCALE: 1:1250
PREPARED BY: JT

ATTACH 3_JT.dwg
BYLAW NO. 4687, 2016
A Bylaw to close and remove the dedication of a road

WHEREAS pursuant to Section 40(1)(a) of the Community Charter, S.B.C. 2003, c.26, the Council may, by Bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic and remove the dedication of a highway that has been closed by the Bylaw;

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw
   This Bylaw may be cited for all purposes as the “City of Coquitlam Highway Dedication Cancellation Bylaw No. 4687, 2016”.

2. Road Closure
   That road (the “Road”), outlined in heavy black outline on the Reference Plan attached hereto as Schedule “A” forming part of this Bylaw, is hereby closed to traffic.

3. Removal of Road Dedication
   The dedication as highway is hereby removed from the Road.

READ A FIRST TIME this day of , 2016.
READ A SECOND TIME this day of , 2016.
READ A THIRD TIME this day of , 2016.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this day of , 2016.

___________________________________________ MAYOR

___________________________________________ CLERK
REFERENCE PLAN TO ACCOMPANY THE CITY OF COQUITLAM ROAD
CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. 4687, 2016,
OF A PORTION OF ROAD DEDICATED BY PLAN 28546,
DISTRICT LOT 7, GROUP 1, N.W.D.
PURSUANT TO SECTION 120, L.I.A. AND SECTION 40, COMMUNITY CHARTER
B.C.G.S. 920.026

INTEGRATED SURVEY AREA No. 14
(COQUITLAM) NAD 83
(CSRS) 4.00.05.01.GYRD
UTM ZONE 10

THE INTENDED PLOT SIZE OF THIS
PLAN IS 559mm IN WIDTH BY 452mm
IN HEIGHT (C SIZE) WHEN PLOTTED AT
A SCALE OF 1:500

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG POST FOUND
- DENOTES LEAD PLUG POST PLACED
- DENOTES LEAD PLUG PLACED
- DENOTES PORTION OF ROAD TO BE CLOSED

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNERS
AND ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES UNLESS OTHERWISE SPECIFIED TO
COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY THE AVERAGE COMBINED FACTOR
OF 0.99958875 WHICH HAS BEEN DERIVED FROM
GEODETIC CONTROL MONUMENTS 75H0550 AND 75H0191.

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN GEODETIC CONTROL
MONUMENTS 75H0191 AND 73H03J0.

INFORMATION CONCERNING THE ORIGINS OF THE
GRID SYSTEMS ARE PROVIDED IN THE APPROPRIATE
SECTION OF THE CITY OF VANCOUVER OR THE
L.G.C.S. DOCUMENTATION.

THE HELD SURVEY REPRESENTED BY
THIS PLAN WAS COMPLETED ON THE
5th DAY OF APRIL 2016.

T.J. S. SHAW, B.C.L.S.
BENNETT LAND SURVEYING LTD.
B.C. A CANADA LAND SURVEYORS
0201-9547 152nd STREET.
SURREY, B.C. V3R 5Y5
PHONE: 604-582-0717
DRAWING 0 30844-9 Revision 02
DATE: APRIL 11, 2016

NAD 83 CSRS UTM COORDINATES
N 5455823.206
E 507800.332
POINT COMBINED FACTOR: 0.9995902
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE JURISDICTION
OF THE APPROVING OFFICER FOR THE
CITY OF COQUITLAM.