

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 11, 2022
TO: Mayor and Council
FROM: Anne Berry, Director, Planning & Development Services
SUBJECT: Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433

RECOMMENDATIONS

THAT Council:

1. Receive the July 11, 2022, corporate report from the Director of Planning and Development Services, titled “Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433”; and
 2. Give first, second, and third readings to “Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433.”
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EXECUTIVE SUMMARY

The City has received an application to adjust the boundaries of 14977 Beachview Avenue. The proposed adjustment involves exchanging private land adjacent to Buena Vista Avenue for City land adjacent to Beachview Avenue. This proposal conforms with the City’s long-term plans to widen the 14900 Block of Buena Vista Avenue. The City will need to approve a bylaw regarding the road closure and land exchange to proceed with the proposed boundary adjustment. A map showing the location of the proposed adjustment is attached as Appendix A.

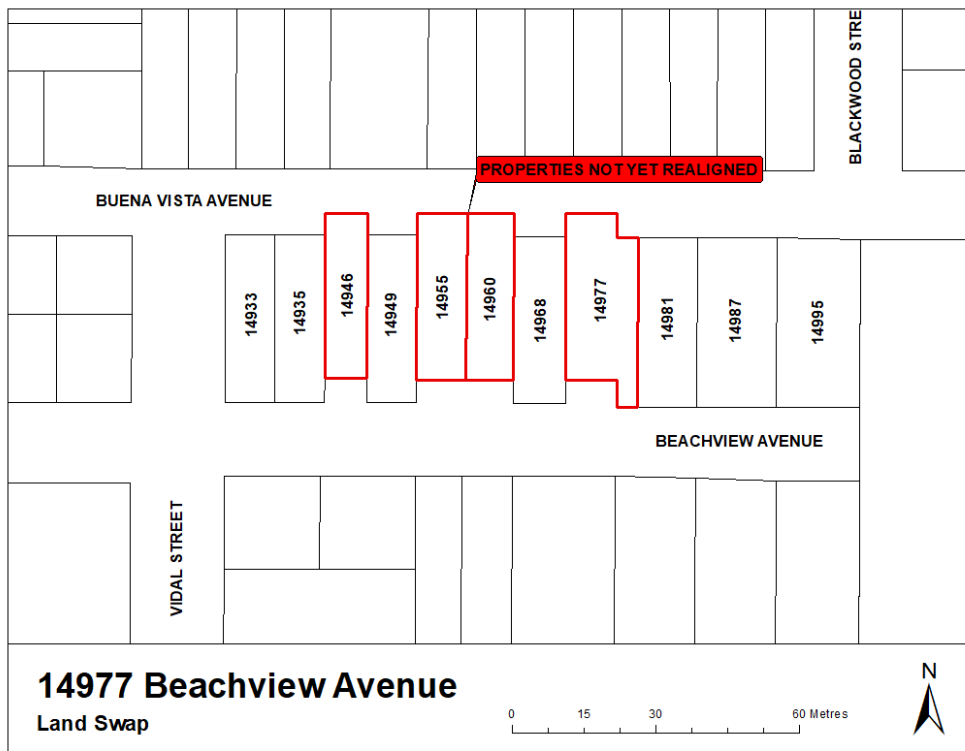
INTRODUCTION/BACKGROUND

The City has been in process of widening the road allowance in the 14900 Block of Buena Vista Avenue to 50 feet. This is being achieved by encouraging adjacent property owners to swap land at the north of their property for a portion of Beachview Avenue to the south of their property. These land swaps have been completed as redevelopment occurs.

The following properties on Beachview Avenue have previously been adjusted:

House Numbers	Year Adjusted
14981, 14987, 14995	1915
14933, 14935	1988
14949	1998
14968	2016

This map shows the current state of the lot lines within the 14900 Block of Beachview Avenue.



Staff intend to work with property owners over time to realign the properties on this block and complete the widening of Buena Vista Avenue. This will also ensure that setbacks can be applied consistently as the current alignment creates significant variation.

The owners of 14977 Beachview Avenue have applied to adjust their lot boundaries to conform with the previously approved adjustments on the block. This adjustment is regulated through a lot line adjustment application and requires the following:

1. Completion of a bylaw to close the portion of the road right-of-way south of the lot and dedicate a portion of the property that projects into Buena Vista Avenue as a road; and
2. Consolidation of the closed road with the subject property.

The proposed realignment is outlined in the map Attached as Appendix A.

The proposed adjustment at 14977 Beachview Avenue would see the property owners dedicate 53.9 square metres of their property as road. The City would be transferring 64.2 square metres to the property owners. This results in a benefit of 10.3 square metres to the property owners. This additional land has been estimated to hold a fair-market value of \$33,785.

If a boundary line adjustment is not completed at this time, it will not likely be possible to realign the road until another home is built many years in the future.

FINANCIAL IMPLICATIONS

The sale of 10.3 square metres would result in a payment of \$33,785 from the property owner. After covering survey costs of approximately \$5,000 and legal fees, the City would gain approximately \$26,000 to be placed in the Land Sale Reserve.

LEGAL IMPLICATIONS

The *Community Charter* outlines requirements for the closure of a road and disposition of City property. Section 40 requires that a road be closed by bylaw with public notice. Section 26 requires that public notice be given for a proposed disposition of property. Section 94 provides specifics for how public notice is to be given.

Public notice of the proposed adjustment at 14977 Beachview Avenue has been given pursuant to these sections of the *Community Charter*.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for Council's consideration:

1. Defer consideration of "Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433;"
or
2. Reject "Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433."

CONCLUSION

Adjusting the lot boundary at 14977 Beachview Avenue will move the City one step closer to completing the widening of Buena Vista Avenue. If the adjustment is not completed at this time, it will not likely be possible to realign the road until another home is built many years in the future. Staff recommend approving Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433.

Respectfully submitted,



Anne Berry
Acting Chief Administrative Officer and
Director, Planning & Development Services

Appendix A: Proposed Land Exchange/Boundary Adjustment

Appendix B: Draft Road Exchange Bylaw (14977 Beachview Avenue), 2022, No. 2433