

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 04, 2019 - REGULAR EVENING MEETING	REPORT	19-167
FROM:	CORPORATE ADMINISTRATION DIVISION	FILE	PM002850
SUBJECT:	HIGHWAY CLOSURE, DEDICATION REMOVAL AND DISPOSAL (TOWNSHIP)		

RECOMMENDATION(S):

That Council give first, second and third reading to Highway Closure Dedication Removal Bylaw (Township) 2019 No. 5525.

EXECUTIVE SUMMARY:

At its Regular Evening Meeting on Monday October 21, 2019, Council considered the subject Bylaw for three readings, but deferred the readings until after staff have provided an update with more information on the matter.

A long-term seniors' care facility is proposed at the site of the former Aldergrove arena at 2882 – 272 Street. An approximately 190 m² (2,000 ft²) portion of the 29 Avenue cul-de-sac bulb is proposed for closure, to be replaced with an all-purpose statutory right-of-way (SRW). The intent is to consolidate the proposed road closure area with the adjacent property to facilitate construction of the proposed long-term seniors' care facility at 2882 – 272 Street, all in compliance with setback provisions of the Township's Zoning Bylaw.

Policies supporting this vision include provision of new connections to the downtown street network to be achieved by securing rights-of-way and new network connections as opportunities arise through the redevelopment process. The proposed closure of the portion of the cul-de-sac bulb is to be replaced with a permanent all-purpose SRW, should the anticipated linkage not be implemented, as envisioned in the Aldergrove Core Area Plan.

There are no plans for physical removal of the portion of the road with a permanent SRW proposed to replace the road closure area to ensure provision of public use, as per current conditions, in perpetuity. With an all-purpose SRW replacing the proposed road closure area, 29 Avenue will continue to function as before with no discernable impact to the public, whether pedestrian or vehicular.

The proposed development of the former arena site includes the provision of a north-south trail connection on the Aldergrove Rotary Park to enhance pedestrian connectivity in the area.

PURPOSE:

The purpose of this report is to obtain Council's consideration of necessary bylaw readings to complete a road closure, and highway dedication removal for an approximately 190 m² to facilitate completion of a seniors' care facility at 2882 - 272 Street in accordance with the provisions of the *Community Charter* and Township of Langley's bylaws and policies.

BACKGROUND/HISTORY:

HIGHWAY CLOSURE, DEDICATION REMOVAL AND DISPOSAL (TOWNSHIP)

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There is a long-term seniors' care facility proposed to be constructed at the site of the former Aldergrove arena at 2882 – 272 Street. The approximately 2.15 acre property fronts 272 Street along its western boundary and is also accessible by 29 Avenue cul-de-sac from the north east. 29 Avenue west of 273 Street ends at a cul-de-sac bulb with no existing connection to 272 Street.

To the north is the former fire hall site at 2900 – 272 Street; and a single family dwelling at 27233 – 29 Avenue. The properties were acquired by the Township of Langley in anticipation of a future extension of 29 Avenue west to 272 Street, consistent with the east-west connectivity requirements identified in the Aldergrove Core Area Plan, adopted by Council, relieving traffic congestion concerns and pressures along Fraser Highway. The single family residence is currently fenced around its perimeter, complete with hedging, precluding any formal or informal public access.

The proposal is to consolidate the road closure area with the property at 2882 – 272 Street to facilitate the construction of the proposed seniors' care facility in compliance with setback provisions of the Township's Zoning Bylaw. A permanent all-purpose Statutory Right-of-Way (SRW) is proposed to replace the proposed road closure area to ensure continued and uninterrupted operation of the 29 Avenue cul-de-sac for public road access and utilities. The proposed road closure area is identified on Attachments A and C.

DISCUSSION/ANALYSIS:

The development at the former arena site is proposed to include an underground parking structure extending to the northern property line.

Based on the vision identified in the Aldergrove Core Area Plan, upon completion of a connection from 29 Avenue to 272 Street, the portion of the cul-de-sac bulb at the western end of 29 Avenue will no longer be required. Having said that, the proposed closure of the portion of the cul-de-sac bulb is to be replaced with an all-purpose SRW in perpetuity, should the anticipated linkage not be implemented. In other words, the road will physically remain in place, with a permanent SRW ensuring public use, as per current conditions.

In the interim, vehicle and pedestrian connectivity will be accommodated through other east/west roads such as Fraser Highway, 29A Avenue and 28 Avenue. Staff also examined the pedestrian connectivity from areas east of the cul-de-sac to other destinations in Aldergrove, such as the Aldergrove Mall, commercial properties on 272 Street and nearby transit stops and found that they could be accessed via 273 Street, 29A Avenue and 28 Avenue.

Immediately east of the subject development site is the Aldergrove Rotary Park. A plan for the re-development of the Park has been prepared in conjunction with the development of the former arena site, reflecting a vision conceived as part of the Aldergrove Core Plan. Sidewalks along 29 Avenue are proposed to connect with a new north-south greenway and pedestrian trail, which will be a primary pedestrian and recreational cyclist connection from downtown Aldergrove to the residential areas outside of the commercial core that would improve pedestrian connectivity.

Respectfully submitted,

Scott Thompson
MANAGER, PROPERTY SERVICES
for
CORPORATE ADMINISTRATION

This report has been prepared in consultation with the following listed departments.

HIGHWAY CLOSURE, DEDICATION REMOVAL AND DISPOSAL (TOWNSHIP)

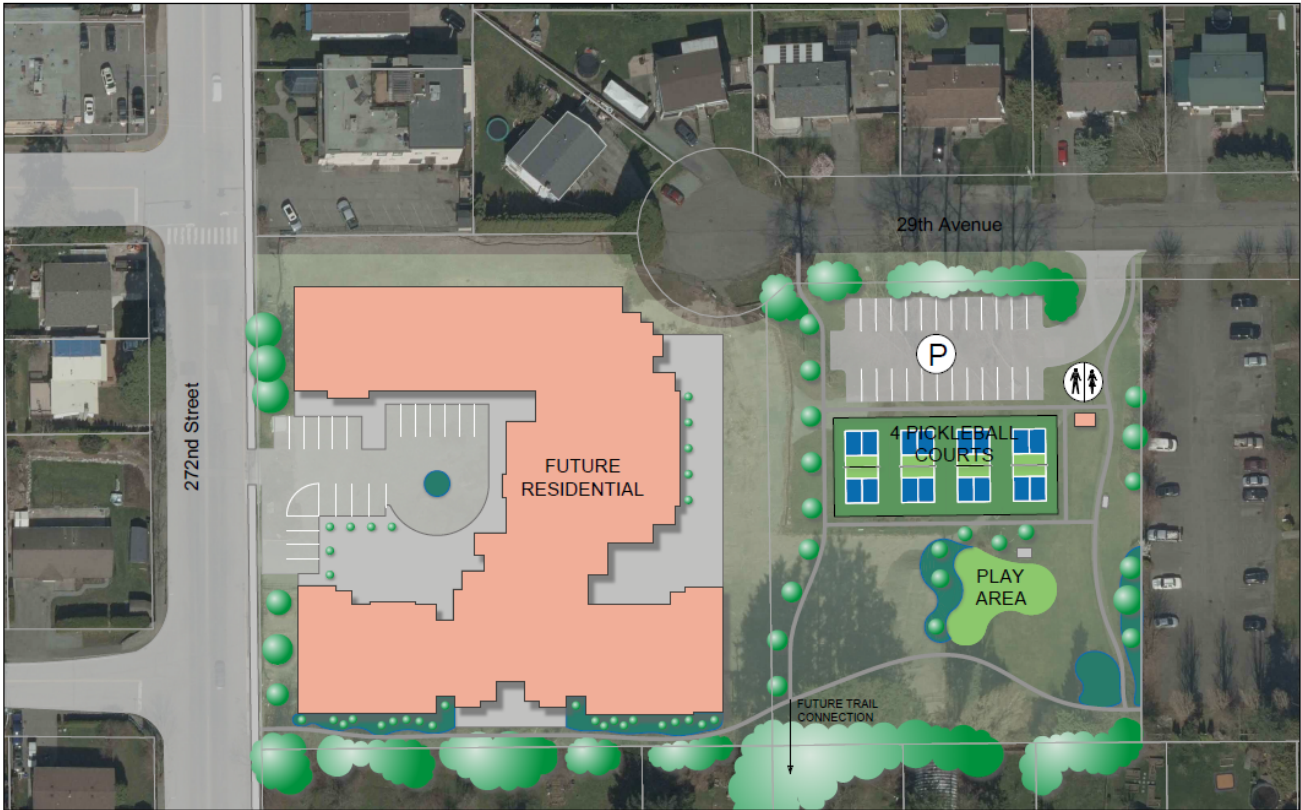
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CONCURRENCES	
Division / Department	Name
Community Development Division	D. Anderson
Engineering Division	P. Cordeiro
Public Spaces and Community Initiatives	A. Neufeld

ATTACHMENT A CONTEXT MAP
ATTACHMENT B ROTARY PARK CONCEPT
ATTACHMENT C PLAN SHOWING ROAD CLOSURE AREA

ATTACHMENT A





ALDERGROVE ROTARY PARK - CONCEPT



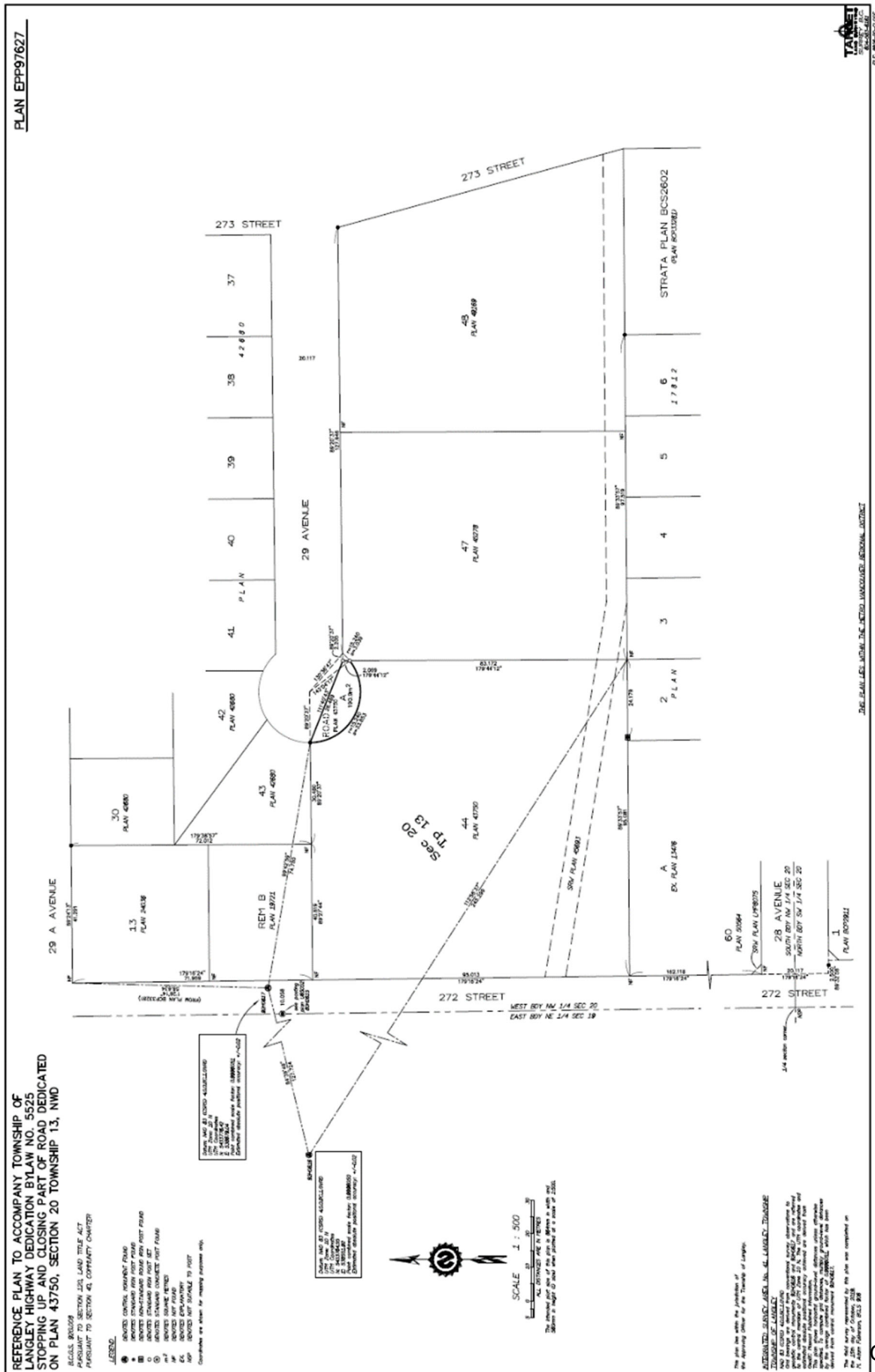
WASHROOMS



PARKING



Public Spaces - Parks Design and Development - 604 . 532 . 7562 - parksdev@tol.ca



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
HIGHWAY CLOSING AND DEDICATION REMOVAL (TOWNSHIP)
BYLAW 2019 NO. 5525**

EXPLANATORY NOTE

Bylaw 2019 No. 5525 authorizes the closure and highway dedication removal from a portion of 29 Avenue between 272 Street and 273 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (TOWNSHIP)

BYLAW 2019 NO. 5525

WHEREAS pursuant to subsection 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 WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Highway Closing and Dedication Removal (Township) Bylaw 2019 No. 5525".
2. That portion of road lying in Section 20 Township 13 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule "A", prepared by Adam Fulkerson, BCLS, completed on the 3 day of October, 2019, and more particularly described as:

all that portion of Parcel A containing 190.9 square meters and dedicated on Plan 43750;

shall be closed to traffic (hereinafter "29 Avenue").

3. The dedication as highway shall be removed from 29 Avenue.
4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this bylaw.

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
ADOPTED the	day of	, 2019

_____ Mayor _____ Township Clerk

SCHEDULE "A"

