



COUNCIL REPORT  
Corporate Services  
For the October 22, 2019 Council Meeting

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DATE: October 15, 2019  
TO: Paul Gipps, CAO  
FROM: Steve Neil, Land Agent  
RE: Sale of 460.9m<sup>2</sup> of road for consolidation with 2734 Lower Glenrosa Road

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**RECOMMENDED MOTION:**

**THAT** Council authorize the Mayor and Corporate Officer to execute all documents necessary to effect the road closure and sale of the (+/-) 460.9 m<sup>2</sup> portion adjacent to 2734 Lower Glenrosa Road for the purpose of consolidation with 2734 Lower Glenrosa Road, for the sale price of \$21,700 (plus applicable taxes);

**THAT** Council give first, second, and third reading to City of West Kelowna Road Closure and Disposition Bylaw No. 270, 2019; and

**THAT** Council direct staff to advertise Council's intention to close and sell the road closure area, as per *Section 94 of the Community Charter*.

**RATIONALE:**

The proposed road closure is for land considered to be surplus to the city's needs, and will facilitate a better layout for the proposed townhouse development at 2734 Lower Glenrosa Road.

**LEGISLATIVE REQUIREMENTS:**

Pursuant to *Section 40 of the Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in accordance with *Section 94 of the Community Charter* in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council.

**BACKGROUND:**

The property owner of 2734 Lower Glenrosa Road is requesting an amendment to the Official Community Plan (OCP) land use designation from Resource Land and Single Family Residential to Low Density Multiple Family, and to rezone the subject properties from Rural Residential Small Lot

Parcel Zone (RU2) and Institutional & Assembly Zone (P2) to the Low Density Multiple Residential Zone (R3). The intent of the owner's application is to permit a multiple family development consisting of 24 townhomes, and includes a significant parkland dedication component. The proposed road closure is for land considered to be surplus to the city's needs, does not contain any city services, and will facilitate a better layout for the proposed townhouse development. The proposed road closure area is vacant, and borders a steep sloped area that is to be covenanted to protect it from future development.

Staff have confirmed that the proposed road closure area is surplus to the City's needs. The fair market value of the surplus land is estimated to be \$21,700, and preliminary negotiations with the property owner have resulted in the owner wishing to purchase the (+/-) 460.9 m<sup>2</sup> road area for the \$21,700 (plus any applicable taxes) purchase price.

#### FINANCIAL IMPLICATIONS:

The property owner of 2734 Lower Glenrosa Road has agreed to cover all legal and closing costs related to this transaction, so the net sale proceeds to be received by the City will be \$21,700. If the property is sold, it is recommended that the proceeds of the sale be deposited in the Land Acquisition Reserve Fund.

#### ALTERNATE MOTIONS(S):

**THAT** Council direct staff not to sell the (+/-) 460.9 m<sup>2</sup> portion of road adjacent to 2734 Lower Glenrosa Road.

#### REVIEWED AND APPROVED BY:

Tracey Batten, Deputy CAO/Corporate Officer  
Paul Gipps, CAO

#### Attachments:

- Attachment 1 - Aerial map of subject property
- Attachment 2- Plan showing proposed subdivision & park dedication
- Attachment 3 - Plan showing proposed road closure area
- Attachment 4 – Road Closure Bylaw 270, 2019 with Survey Plan EPP97328  
Showing road closure area.