

**2019-138-RZ - 22238, 22242, 22246 and 22286 Selkirk Avenue; 22245, 22251 and 22289 Lougheed Highway; and three unaddressed properties (PID 011-208-775, PID 011-208-848 and PID 011-208-856)  
*Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024***

**Recommendation:**

**THAT *Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024* be given first, second and third reading;**

**Report Purpose and Summary Statement:**

To introduce a proposed Road Closure Bylaw for the portion of road shown outlined in heavy black line the Reference Plan attached as Schedule "A" of the Road Closure Bylaw (enclosed as Appendix A of this report). A subject map is also attached as Appendix B of this report. The proposed Road Closure Bylaw would enable the raising of title in order to consolidate the Road to be Closed with the subject properties, and accommodate the development of two residential/commercial mixed-use buildings.

**Previous Council Action:**

Official Community Plan and Zoning Bylaws:  
First and Second Reading – September 27, 2022  
Public Hearing – October 18, 2022  
Third Reading – October 25, 2022

Road Closure Bylaw:  
No previous decisions

**Strategic Alignment:**

Liveable Community

**Communications:**

The Notice of Road Closure and Removal of Highway Dedication was published in two issues of the Maple Ridge News – September 13 and 20, 2024.

**Applicable Legislation/  
Bylaw/Policy:**

Sections 40, 41 and 94 of the *Community Charter* (municipal authority and notification process for road closures)

**Development Requirements  
Consequences:**

If the proposed Road Closure Bylaw is given first, second and third reading, *Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024*, *Zone Amending Bylaw No. 7879-2022* and *Official Community Plan Amending Bylaw No. 7878-2022* may be considered by Council at a later meeting, subject to the conditions set during the third reading of *Zone Amending Bylaw No. 7879-2022* and *Official Community Plan Amending Bylaw No. 7878-2022*, and other requirements of Staff, being addressed to the satisfaction of the City.

To: Mayor and Council

File number: 2019-138-RZ

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*Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024***

## **BACKGROUND:**

### **Transportation Context:**

The ten subject properties are located on either side of an existing east-west lane, bounded by 223 Street to the east, Selkirk Avenue to the north, Lougheed Highway to the south, and Commercial buildings to the west.

### **Community Charter:**

Under Section 40 of the *Community Charter*, before adopting a bylaw, Council must give notice of its intention to close a portion of highway and remove the highway dedication in accordance with Section 94 of the *Community Charter*. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council.

The road closure process is summarized below:

1. Staff publish statutory notices for the proposed road closure and removal of highway dedication and post a notice to provide an opportunity for persons who consider they are affected by the proposed bylaw to make representations to Council;
2. Council gives first, second and third reading a proposed road closure bylaw and receives public input as noted above;
3. After receiving public input, should Council wish to proceed with the road closure bylaw, it will be forwarded to Ministry of Transportation and Infrastructure for approval, and once received, Council may adopt the proposed road closure bylaw.

## **DISCUSSION:**

### **Project Description:**

The comprehensive re-development of the ten subject properties will include a total of two, six-storey residential/commercial mixed-use buildings, containing 253 residential units and approximately 3,046 m<sup>2</sup> (32,782 ft<sup>2</sup>) of proposed commercial floor space. The development plan includes two levels of underground parking and a smaller upper level of enclosed parking, which will be completely encompassed by commercial space on the ground floor of the building. As shown in the site plan attached as Appendix C to this report, vehicle access is proposed to come off a lane on the western portion of the building. As part of the proposal, the existing east-west lane that runs through the site

will be reconfigured to run north-south along the western side of the site, resulting in this proposed road closure bylaw. This lane reorientation will ensure that neighbourhood connectivity is maintained, while accommodating access for the proposed buildings off the lane.

**Other Communication, Consultation and Research:**

The City's Planning, Engineering and Facilities, Parks and Properties Departments have been consulted on the subject matter of this report.

**CONCLUSION:**

It is recommended that *Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024* be given first, second and third reading.

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- Attachments:**
- (A) Road Closure (223 Lougheed Highway) Bylaw No. 8002-2024
  - (B) Subject Map
  - (C) Site Plan

**Report Approval Details**

Document Title:	2019-138-RZ - 22238-22286 Selkirk Avenue; 22245-22289 Lougheed Highway; and three unaddressed properties.docx
Attachments:	- Appendix A - Lane Closure Bylaw 8002-2024.docx - Appendix B - Subject Map.pdf - Appendix C - Site Plan.pdf
Final Approval Date:	Sep 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Marlene Best, Interim Director of Planning

Scott Hartman, Chief Administrative Officer