



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: West Country Inn Land Exchange Agreement
20222 – 56 Avenue
20237 Michaud Crescent

File #: RZ 02-20

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: April 6, 2021

RECOMMENDATION:

THAT Council approve the land exchange agreement between Pennyfarthing Langley City Properties Ltd. and the City of Langley to provide driveway access area for a proposed 213-unit apartment development on 20222 – 56 Avenue in return for an expanded public open space area at 20237 Michaud Crescent.

PURPOSE:

To consider a land exchange agreement between Pennyfarthing Langley City Properties Ltd. and the City of Langley for 20222 – 56 Avenue and 20237 Michaud Crescent.

POLICY:

Zoning Amendment Bylaw No. 3142 and LUC Amendment Bylaw No. 3143 to enable a 213-unit apartment development on the former West Country Inn property received third reading at the December 14, 2020 Council meeting. The proposed development requires a land exchange between the City and the developer to provide a driveway access corridor to Michaud Crescent from 20222 – 56 Avenue in return for an expanded public open space area in the City's property at 20237 Michaud Crescent.

As a form of land disposition, public notice of the land exchange was provided in accordance with Section 26 of the *Community Charter* in advance of the April 12, 2021 City Council meeting.

COMMENTS/ANALYSIS:

The land exchange agreement was prepared by the City's solicitor and has been reviewed and signed by the developer and City staff but requires Council approval in order to come into effect. Under the agreement, each party would exchange land areas of approximately 187 square metres for a nominal fee of \$1.00 to facilitate the proposed apartment development and the expansion of the City's community garden plot (see attached map and site plan). The developer is responsible for all related survey and legal costs and must also arrange for any required chargeholder approvals (e.g. mortgage holders, rights-of-way holders) of the subdivision.

The proposed land exchange agreement has been reviewed and signed by City staff and is recommended for approval by Council.

BUDGET IMPLICATIONS:

The purchase price of the exchange areas under the agreement is \$1.00. The developer has agreed to compensate the City for all of its legal fees incurred for the preparation and completion of the agreement.

ALTERNATIVES:

1. Request changes to the Land Exchange Agreement between Pennyfarthing Langley City Properties Ltd. and the City of Langley.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

1. Illustrative map showing the approximate land exchange areas.
2. Close-up from the development site plan showing the approximate land exchange areas.
3. Land Exchange Agreement (signed by parties).

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer