

NO: R120

COUNCIL DATE: June 27, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 23, 2022**

FROM: **General Manager, Engineering** FILE: **7917-0397-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,840 m<sup>2</sup> area, based on final survey information, of closed road allowance adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R242;2021, a copy of which is attached to this report as Appendix "I".

## INTENT

The intent of this report is to seek Council's approval to sell the closed portion of road for consolidation with the adjacent lands at 13317, 13335 King George Boulevard and 13377 Barker Street.

## DISCUSSION

On December 20, 2021, Council authorized the Engineering Department (Resolution No. R21-2418 related to Corporate Report No. R242; 2021) to proceed with the closure and sale of a portion of redundant road allowance having an area of 1,840 m<sup>2</sup> for the purpose of allowing consolidation with the properties known as 13317, 13335 King George Boulevard and 13377 Barker Street. Council's approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the *Community Charter*.

The *Community Charter* requires that Council's approval to close and sell roads be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the "cancellation of highway" for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council's authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the *Community Charter*, all the necessary requirements to dispose of this redundant portion of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

## CONCLUSION

It is recommended that Council approve the sale of this closed portion of road allowance adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R242;2021.

Scott Neuman, P.Eng.  
General Manager, Engineering

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Appendix "I": Corporate Report No. R242; 2021

NO: R242

COUNCIL DATE: December 20, 2021

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## REGULAR COUNCIL

TO: Mayor & Council

DATE: December 5, 2021

FROM: General Manager, Engineering

FILE: 7917-0397-00

SUBJECT: Closure of Road Adjacent to 13317, 13335 King George Boulevard and  
13377 Barker Street

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 1,840 m<sup>2</sup> portion of unconstructed road allowance adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street, as generally illustrated in Appendix "I" attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

## INTENT

The intent of this report is to seek Council's approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent property to allow for a multiple residential development under Development Application No. 7917-0397-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 1,840 m<sup>2</sup> portion of unconstructed road (the "Road Closure Area") adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street (the "Adjacent Properties") that will be consolidated and developed into a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings.

### Zoning, Plan Designations and Land Uses

The property located at 13317 King George Boulevard is zoned Highway Commercial Industrial (CHI) Zone and Single Family Residential (RF) Zone. The property located 13335 King George Boulevard is zoned Highway Commercial Industrial (CHI) Zone. The property located at 13377 Barker Street and the Road Closure Area are zoned Comprehensive Development (CD) Zone. The Adjacent Properties are designated "Multiple Residential" in the Official Community Plan and Low to Mid Rise up to 2.5 FAR in the City Centre Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7917-0397-00. This Development Application is seeking approval to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings as generally illustrated in Appendix “II” attached to this report.

The road closure proposal was referenced in the December 16, 2019 Planning Report to Council related to Development Application No. 7917-0397-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 13, 2020.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none have expressed objections.

### Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area, as determined by an independent accredited appraiser.

All area calculations contained in this report are approximate and subject to final survey.

## SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the City’s Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, the road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscape, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness, and well-being.

## CONCLUSION

The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. The Road Closure Area provides density contributions to the Adjacent Properties pursuant to their development proposal.



Scott Neuman, P.Eng.  
General Manager, Engineering

PK/rr

**Appendices are available upon request**

Appendix "I": Aerial Photograph of Site

Appendix "II": Development Application 7917-0397-00 Site Plan

[https://surreybc.sharepoint.com/sites/eng.administration/wp\\_docs/2021/admin/cr/final\\_crs/december\\_20/closure\\_of\\_road\\_adjacent\\_to\\_13317\\_13335\\_king\\_george\\_boulevard\\_and\\_13377\\_barker\\_street\\_.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/cr/final_crs/december_20/closure_of_road_adjacent_to_13317_13335_king_george_boulevard_and_13377_barker_street_.docx)  
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