

NO: R134

COUNCIL DATE: July 11, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 7, 2022**

FROM: **General Manager, Engineering**

FILE: **7917-0544-00**

SUBJECT: **Closure of Road Adjacent to 13790 Harper Road, and contiguous to 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753/55, 13775, 13781 Grosvenor Road**

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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 125.6 m<sup>2</sup> (1,352 ft.<sup>2</sup>) portion of unopened road allowance located adjacent to 13790 Harper Road, and contiguous to 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753/55, 13775, 13781 Grosvenor Road, 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 unopened road allowance for disposition and consolidation with the adjacent property to allow for the development of seven, 5 to 6 storey apartment buildings under Development Application No. 7917-0544-00.

## BACKGROUND

### Property Description

The road allowance area proposed for closure is a 125.6 m<sup>2</sup> (1,352 ft.<sup>2</sup>) portion of unconstructed road allowance (the “Road Closure Area”) that will be consolidated with the adjacent properties located at 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753/55, 13775, 13781 Grosvenor Road and 13790 Harper Road (the “Adjacent Properties”). The Adjacent Properties will be consolidated into three lots to develop seven, 5 to 6 Storey apartment buildings.

### Zoning, Plan Designations and Land Uses

The Road Closure Area is zoned Single Family Residential (RF) Zone and the Adjacent Properties are zoned Single Family Residential (RF) Zone and Duplex Residential (RM-D) Zone and are designated “Urban” in the Official Community Plan.

## **DISCUSSION**

### **Purpose of Road Closure**

The Road Closure Area is intended to be consolidated with the Adjacent Properties and rezoned under Development Application No. 7917-0544-00. This Development Application is seeking approval to rezone from Single Family Residential (RF) Zone and Duplex Residential (RM-D) Zone to Comprehensive Development (CD) Zone to permit the development of seven, 5 to 6 storey apartment buildings with up to 547 units. The proposed road closure was referenced in the July 27, 2020 Planning Report to Council related to Application No. 7917-0544-00, and the related Rezoning Bylaw was granted Third Reading by Council on September 14, 2020.

The proposed closure has been circulated to all potentially concerned City Departments for review and none have expressed objections.

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 any 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 supports the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes (DOs):

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, 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 deemed surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation as generally described in this report.

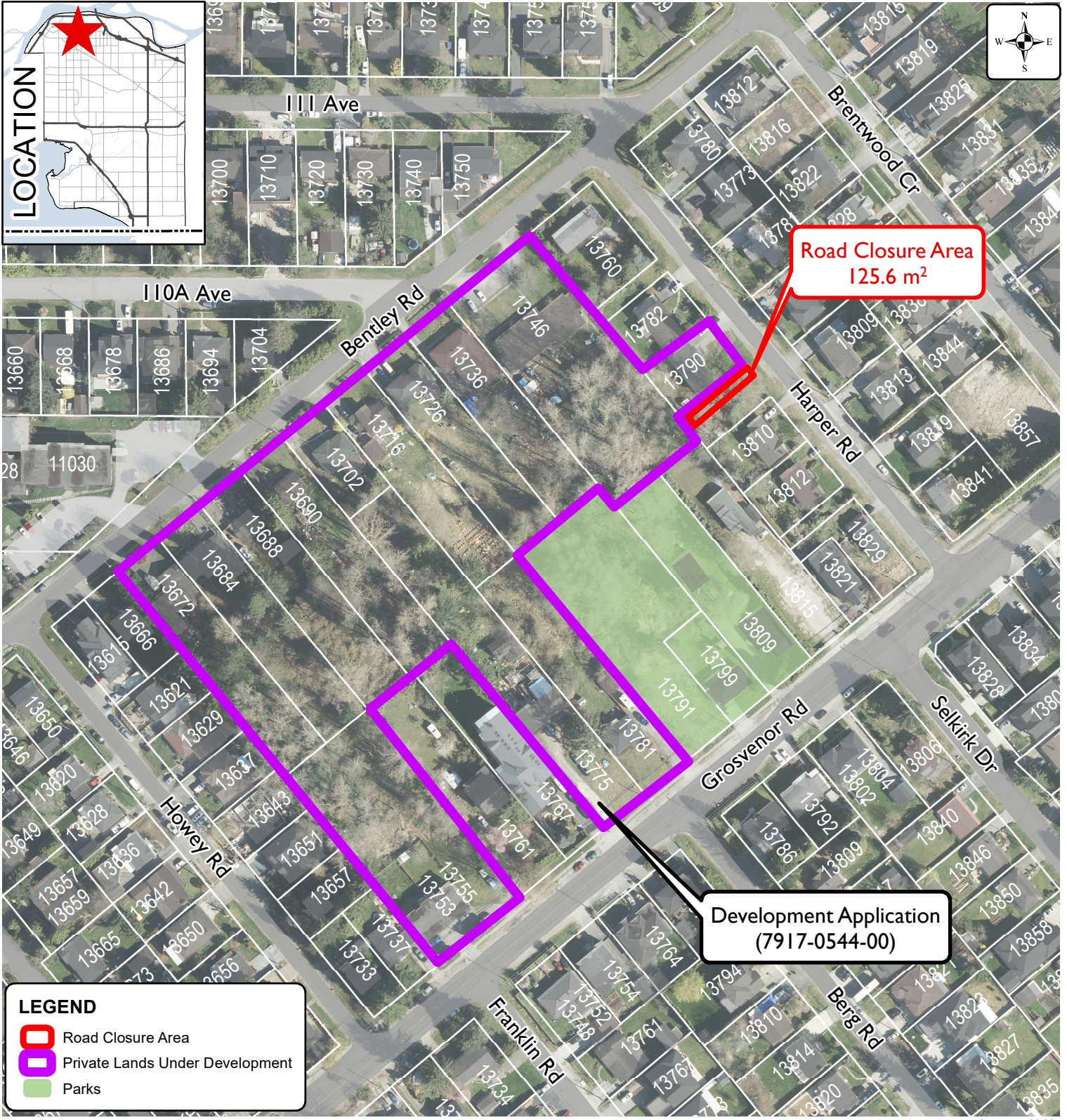
Scott Neuman, P.Eng.,  
General Manager, Engineering

KAM/ap

Appendix "I" - Aerial Photograph of Site

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2022/final/july 11/closure of road 13790 harper road.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2022/final/july%2011/closure%20of%20road%2013790%20harper%20road.docx)

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 28-Jun-2022, P205803

Date of Aerial Photograph: April 2021

Scale: 1:2,000



## Closure of Road Adjacent to 13790 Harper Road

ENGINEERING  
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JX\_13790 Harper Rd and 13791 Grosvenor Rd\_AP\_V2.mxd