

NO: R029

COUNCIL DATE: March 6, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 2, 2023**

FROM: **General Manager, Engineering**

FILE: **7917-0187-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 415 m² area of closed road allowance adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive under previously approved terms for this closure and sale as outlined in Corporate Report No. 212; 2022, 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 development lands at 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive.

DISCUSSION

On December 12, 2022, Council authorized the Engineering Department (Resolution No. R22-2313 related to Corporate Report No. R212; 2022) to proceed with the closure and sale of a portion of redundant road allowance having an area of 415 m² for the purpose of allowing consolidation with and to allow subdivision of the properties known as 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive. 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 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R212; 2022.

Scott Neuman, P. Eng.
General Manager, Engineering

ML/kd/bn

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2023/final/mar 6/approval of sale of closed portion of road at 15381 26 ave 2655 parkway dr \(step 2\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2023/final/mar%206/approval%20of%20sale%20of%20closed%20portion%20of%20road%20at%2015381%2026%20ave%202655%20parkway%20dr%20(step%202)%20final.docx)

Appendix "I": Corporate Report No. R212; 2022

CORPORATE REPORT

APPENDIX "I"

NO: R212

COUNCIL DATE: Dec 12, 2022

REGULAR COUNCIL

TO: Mayor & Council

DATE: December 5, 2022

FROM: General Manager, Engineering

FILE: 7919-0187-00

SUBJECT: Closure of Road Adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive

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 415 m² portion of partially opened road allowance located adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive, as generally illustrated in Appendix "I" attached to this report and 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 partially opened road allowance for disposition and consolidation with the adjacent properties to allow for the development of thirty-one (31) townhouse units under Development Application No. 7919-0187-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 415 m² portion of partially opened road allowance (the "Road Closure Area") that will be consolidated with the adjacent properties located at to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive (the "Adjacent Properties") into one lot to develop thirty-one (31) townhouse units.

Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are currently zoned Single Family Residential (RF) 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. 7919-0187-00. This Development Application is seeking approval to rezone from Single Family Residential (RF) Zone to Multiple Residential 30 (RM-30) Zone to permit the development of thirty-one (31) townhouse units, as generally illustrated in Appendix "II" attached to this report. The proposed road closure was referenced in the December 20, 2021 Planning Report to Council related to Application No. 7919-0187-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 17, 2022. The most current preliminary layout approval was issued on January 18, 2022.

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 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 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. The Road Closure Area will facilitate consolidation of the adjacent properties resulting in a townhouse residential complex with 31 units pursuant to application No. 7919-0187-00.



Scott Neuman, P.Eng.,
General Manager,
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Appendices available upon request

Appendix "I" - Aerial Photograph of Site

Appendix "II" - Site Plan

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2022/final/dec 12/closure of road adjacent to15381 26 avenue and 2655 parkway drive final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2022/final/dec%2012/closure%20of%20road%20adjacent%20to%2015381%2026%20avenue%20and%202655%20parkway%20drive%20final.docx)