

NO: R106

COUNCIL DATE: July 10, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 6, 2023**

FROM: **General Manager, Engineering**

FILE: **7919-0298-00**

SUBJECT: **Closure of Road Adjacent to 17141 and 17153 - o Avenue**

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 503.1 m² portion of unconstructed road allowance located adjacent to 17141 and 17153 - o Avenue 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 properties to allow for the development of seven (7) single family residential lots under Development Application No. 7919-0298-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 503.1 m² portion of unconstructed road (the "Road Closure Area") adjacent to 17141 and 17153 - o Avenue (the "Adjacent Properties") that will be consolidated and subdivided to permit the development of seven (7) single family residential lots.

Zoning, Plan Designations and Land Uses

Properties contiguous to the Road Closure Area are zoned One Acre Residential (RA) Zone and Single Family Residential (RF-13). Both the Road Closure Area and the Adjacent Properties are designated "Urban" in the Official Community Plan and Urban Single Family (6 u.p.a.) in the Douglas Neighbourhood Concept 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. 7919-0298-00. This Development Application is seeking approval to permit subdivision into seven (7) single family lots as illustrated in Appendix "II" attached to this report.

The proposed road closure was referenced in the June 14, 2021 Planning Report to Council related to Development Application No. 7919-0298-00, and the related Rezoning Bylaw was granted Third Reading by Council on June 28, 2021. Preliminary layout approval was issued on January 18, 2023.

The proposed road 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 objections.

The remainder of the unopened road allowance north of the Road Closure Area is intended to be consolidated and rezoned with the adjacent property under Development Application No. 7919-0255-00. This proposed road closure of the remainder was referenced in the December 20, 2021 Planning Report to Council related to Development Application No. 7919-0255-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 11, 2021.

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 internal staff appraiser.

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

CONCLUSION

The Road Closure Area is surplus to the City's needs. The Road Closure Area comprises 90% of a single family lot identified as proposed lot 7 in attached Appendix "II", and will facilitate consolidation of the Adjacent Properties resulting in an overall 7-lot single-family residential subdivision.

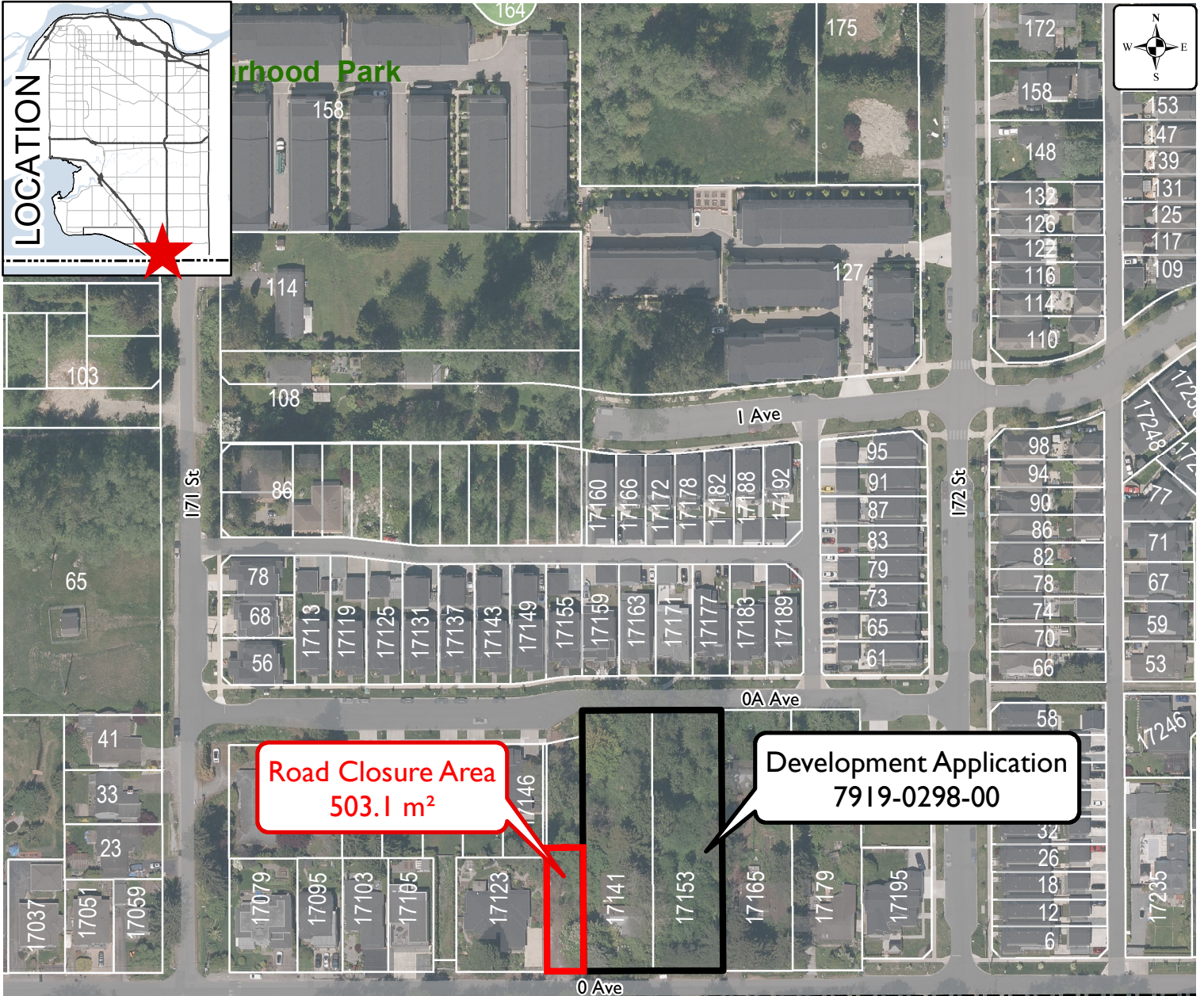
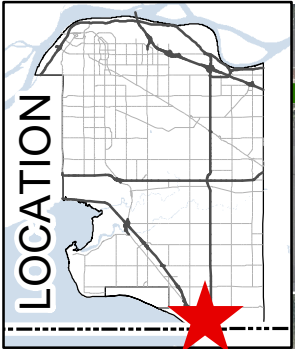
Scott Neuman, P.Eng.,
General Manager, Engineering

PK/kd/bn

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7919-0298-00 Site Layout

AERIAL PHOTOGRAPH OF SITE



Road Closure Area
503.1 m²

Development Application
7919-0298-00

LEGEND

- Closure of Road
- Development Application
- Surrey City Boundary

Produced by GIS Section: 07-Jun-2023, P205803

Date of Aerial Photograph: 2022

Scale: 1:2,000



Closure of Road Adjacent to 17141 and 17153 – 0 Avenue

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.

DEVELOPMENT APPLICATION 7919-0298-00 SITE LAYOUT



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Member
PACIFIC AND GROUP

CLIENT: 17141 & 17153 O AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION	LEGAL: MAY 2020
PROJECT No. 19037	SCALE: 1:500
MUNICIPAL PROJECT No. PRELIMINARY PLAN - SUBJECT TO APPROVAL FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	