

NO: R008

COUNCIL DATE: January 15, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 11, 2024**

FROM: **General Manager, Engineering** FILE: **7919-0371-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance  
Adjacent to 8293 King George Boulevard and 8345 – 135A Street (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the sale of a 54.3 m<sup>2</sup> area of closed road allowance adjacent to 8293 King George Boulevard and 8345 - 135A Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R174; 2023, a copy of which is attached to this report as Appendix "I".

## INTENT

The purpose of this report is to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 8293 King George Boulevard and 8345 – 135A Street.

## DISCUSSION

On October 30, 2023, Council authorized the Engineering Department (Resolution No. R23-2151 related to Corporate Report No. R174; 2023) to proceed with the closure and sale of portions of redundant road allowance having an area of 54.3 m<sup>2</sup> for the purpose of allowing consolidation with the properties known as 8293 King George Boulevard and 8345 – 135A Street. Council's approval of the sale of this portion of closed road allowance is now required to complete this next 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 near the end of the related development application process when Council's authorization is required to formally dispose of the closed portion of road as part of the required statutory obligations. In accordance with Section 40 of the *Community Charter* it is now in order for Council to authorize this next step in the road closure and sale process. Subsequent to Council's authorization, staff will provide public notification of the disposition by way of advertising in local newspapers pursuant to the requirements of the *Community Charter*.

## CONCLUSION

It is recommended that Council approve the sale of this closed portion of road allowance which will be incorporated into the adjacent parcels at 8293 King George Boulevard and 8345 – 135A Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No R174; 2023 and as part of the development process.

Scott Neuman, P. Eng.  
General Manager, Engineering

KT/kd/bn

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/jan 15/approval of the sale of a closed portion of road at 8293 kgb \(step 2\)/approval of the sale of closed road at 8293 kgb \(01182024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/jan%2015/approval%20of%20a%20closed%20portion%20of%20road%20at%208293%20kgb%20(step%202)/approval%20of%20the%20sale%20of%20closed%20road%20at%208293%20kgb%20(01182024)%20final.docx)

Appendix “I”: Corporate Report No. R174; 2023

NO: *R174*

COUNCIL DATE: *October 30, 2023*

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**REGULAR COUNCIL**

TO: **Mayor & Council**

DATE: **October 26, 2023**

FROM: **General Manager, Engineering**

FILE: **7919-0371-00**

SUBJECT: **Closure of Road Allowance Adjacent to 8293 King George Boulevard and  
8345 – 135A Street**

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**RECOMMENDATION**

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 54.3 m<sup>2</sup> portion of road allowance adjacent to 8293 King George Boulevard and 8345 – 135A 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 purpose of this report is to seek Council's approval to close and remove a portion of road allowance for consolidation with the adjacent properties to permit the development of 413 apartment units and 346 m<sup>2</sup> of commercial/retail space under Development Application No. 7919-0371-00.

**BACKGROUND**

**Property Description**

The area of road allowance proposed for closure is a 54.3 m<sup>2</sup> portion of road (the "Road Closure Area") adjacent to 8293 King George Boulevard and 8345 – 135A (the "Adjacent Properties"), which will be consolidated to permit the development of 413 apartment units and 346 m<sup>2</sup> of commercial/retail space.

**Zoning, Plan Designations and Land Uses**

The Adjacent Properties and the Road Closure Area are zoned Tourist Accommodation ("CTA") Zone and designated "Urban" in the Official Community 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. 7919-0371-00. This Development Application is seeking approval to permit the development of apartment units and of commercial/retail space as generally and conceptually illustrated in Appendix "II" attached to this report.

The proposed road closure proposal was referenced in the December 20, 2021 Planning Report to Council related to Development Application No. 7919-0371-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 17, 2022.

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 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 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 will be incorporated into the Adjacent Properties as part of the development process. An additional southern extension of 135A Street will be dedicated and constructed as part of this development application.



Scott Neuman, P.Eng.  
General Manager, Engineering

PK/kd/bn/cc

**Appendices available upon request.**

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7919-0371-00 Conceptual Site Plan