

NO: R193

COUNCIL DATE: November 14, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 10, 2022**

FROM: **General Manager, Engineering**

FILE: **0910-30/1000**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 10223 and 10285 University Drive (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,100 m² area, based on final survey information, of closed road allowance adjacent to 10223 and 10285 University Drive under previously approved terms for this closure and sale, as outlined in Corporate Report No. R200; 2021, a copy of which is attached to this report as Appendix "I".

INTENT

The intent of this report is to seek Council's final approval to sell the closed portion of road for consolidation with the adjacent development lands at 10223 University Drive and a portion of 10285 University Drive.

DISCUSSION

On October 18, 2021, Council authorized the Engineering Department (Resolution No. R21-1924 related to Corporate Report No. R200) to proceed with the closure and sale of a portion of road allowance, having an approximate area of 1,189 m², to become redundant upon the physically constructed and realigned 102A Avenue, for the purpose of allowing consolidation with and to allow the subdivision of the properties known as 10223 and 10285 University Drive. The City will initially grant the applicant an option to purchase, with terms and conditions that will allow the City sufficient time to construct the 102A Avenue realignment. The area related to the closure and sale has been adjusted to reflect final survey information. 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 10223 and 10285 University Drive under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R200; 2021.

Scott Neuman, P. Eng.
General Manager, Engineering

ML/kd/cc/bn

Appendix "I" - Corporate Report No. R200; 2021

[https://surreybc.sharepoint.com/sites/eng_administration/gm_administration/corporate_reports/2022/final/nov_14/approval_of_sale_of_closed_portion_of_road_allowance_at_10223_and_10285_university_dr_\(11102022\)_final.docx](https://surreybc.sharepoint.com/sites/eng_administration/gm_administration/corporate_reports/2022/final/nov_14/approval_of_sale_of_closed_portion_of_road_allowance_at_10223_and_10285_university_dr_(11102022)_final.docx)

CORPORATE REPORT

NO: R200

COUNCIL DATE: October 18, 2021

REGULAR COUNCIL

TO: Mayor & Council

DATE: October 14, 2021

FROM: General Manager, Engineering

FILE: 0910-30/1000

SUBJECT: Closure of Road Adjacent to 10223 and 10285 University 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 1,189 m² (12,800 ft.²) portion of constructed road allowance adjacent to 10223 and 10285 University Drive, 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 constructed road allowance (the "Current 102A Avenue Alignment") for consolidation with 10223 University Drive. As illustrated in Appendix "I" attached to this report, the future disposition of the Current 102A Avenue Alignment will be conditional upon a physically constructed and realigned 102A Avenue ("New 102A Avenue Alignment").

BACKGROUND

Property Description

The area of the Current 102A Avenue Alignment road allowance proposed for closure is a 1,189 m² (12,800 ft.²) portion of constructed road. The Current 102A Avenue Alignment will only be consolidated with the adjacent property at 10223 University Drive and part of 10285 University Drive (hook-lot) when the alternative New 102A Avenue Alignment has been constructed to City standards. This construction is expected to occur in the next two years, in coordination with pending development in the City Centre.

Land Use Designation

The Current 102A Avenue Alignment and 10223 University Drive are designated 3.5 FAR in the City Centre Plan. The FAR (floor area ratio) of 3.5 is the amount (3.5 times) of building density available from the underlying land area.

DISCUSSION

The consolidation of the Current 102A Avenue Alignment with the adjacent property at 10223 University Drive will facilitate the realignment of 102A Avenue. The New 102A Avenue Alignment realignment concept is in accordance with the east-west road patterns established in the City Centre Plan and is intended to extend eastward at a future date to City Parkway, King George Boulevard, and Whalley Boulevard.

The proposed 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 as determined by an independent accredited appraisal firm.

All 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 closure and sale of the portion of road allowance relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes ("DO"):

- 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 proposed road closure will enable the future realignment of 102A Avenue in accordance with the City Centre Plan. This report seeks Council's authorization to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation with 10223 University Drive, as generally described in this report.

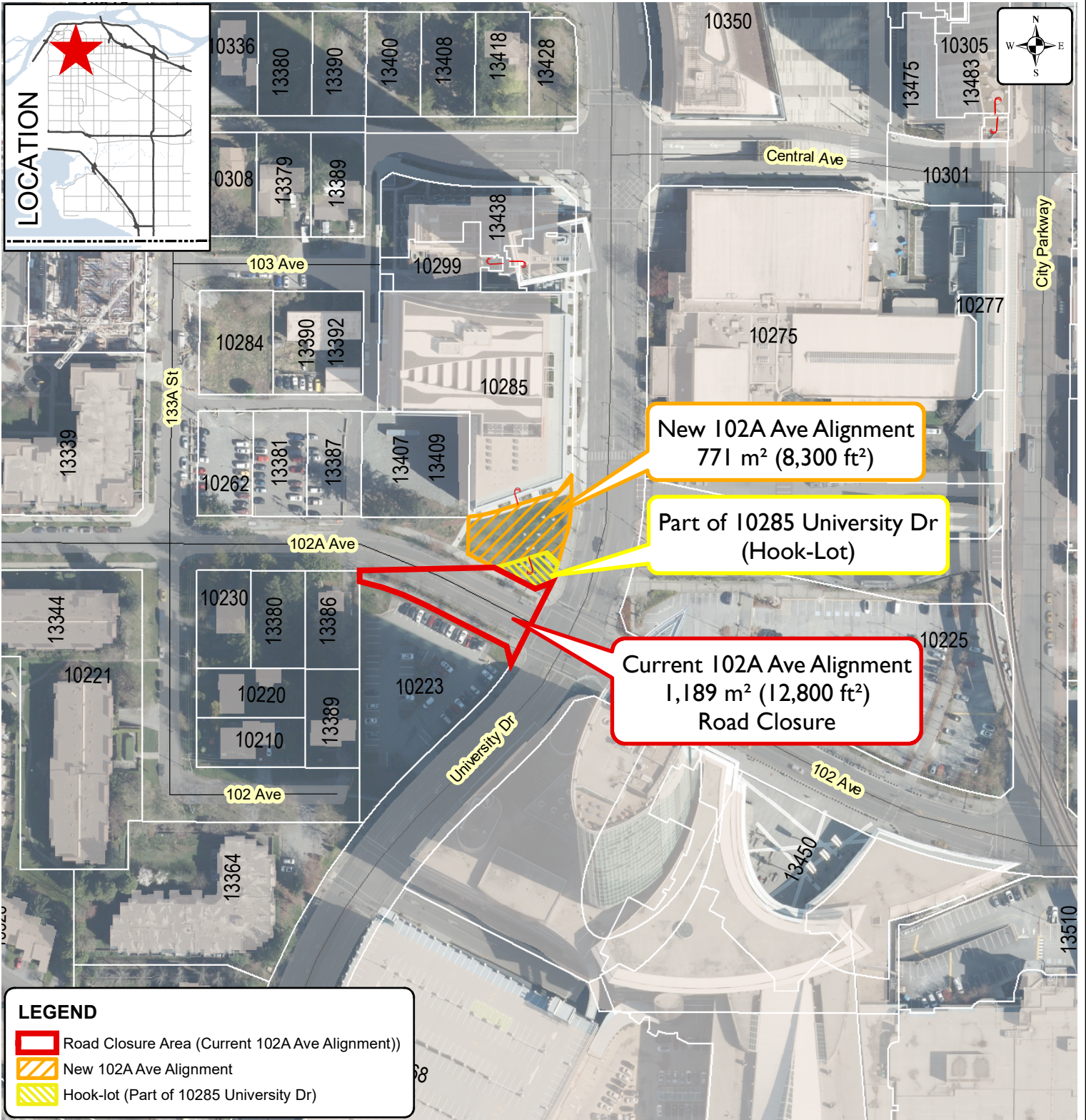


Scott Neuman, P.Eng.
General Manager, Engineering

SD/rr/cc

Appendix "I" - Aerial Photograph of Site

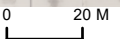
AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Oct-2021, JJR

Date of Aerial Photograph: April 2021

Scale: 1:2,000



Road Closure of a Portion of 102A Avenue, west of University Drive

ENGINEERING
DEPARTMENT