

NO: R058

COUNCIL DATE: March 28, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 24, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0255-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 17146 – oA Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 438.0 m<sup>2</sup> area, based on final survey information, of closed road allowance adjacent to 17146 – oA Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. 210; 2021, 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 allowance for consolidation with the adjacent development lands at 17146 – oA Avenue.

## DISCUSSION

On November 8, 2021, Council authorized the Engineering Department (Resolution No. R21-2068 related to Corporate Report No. R210) to proceed with the closure and sale of the portion of redundant road allowance having an area of 438.0 m<sup>2</sup> for the purpose of allowing consolidation with and to allow subdivision of the property known as 17146 – oA Avenue. 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 closed portion of road allowance adjacent to 17146 – oA Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R210; 2021.

Scott Neuman, P. Eng.  
General Manager, Engineering

KT/ap

Appendix “I”: Corporate Report No. R210; 2021

[https://surreybc.sharepoint.com/sites/eng.administration/wp\\_docs/2022/admin/cr/final/march\\_28/approval\\_of\\_the\\_sale\\_of\\_a\\_closed\\_portion\\_of\\_road\\_allowance\\_adjacent\\_to\\_17146 - oA avenue \(step 2\).docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/final/march_28/approval_of_the_sale_of_a_closed_portion_of_road_allowance_adjacent_to_17146_-_oA_avenue_(step_2).docx)  
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# CORPORATE REPORT

**CITY MANAGER'S  
DEPARTMENT**

NO: *R210*

COUNCIL DATE: *November 8, 2021*

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 19, 2021**

FROM: **General Manager, Engineering**

FILE: **7919-0255-00**

SUBJECT: **Closure of Road Allowance Adjacent to 17146 – oA Avenue**

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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 438 m<sup>2</sup> (4,715 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 17146 – oA 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 property to allow for the creation of one additional single-family lot under Development Application No. 7919-0255-00 and completion of the ultimate road frontage requirements.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 438 m<sup>2</sup> (4,715ft.<sup>2</sup>) portion of unconstructed road (the "Road Closure Area") adjacent to 17146 – oA Avenue (the "Adjacent Property") that, when consolidated, will be subdivided in order to create one additional single-family lot as illustrated in Appendix "II" attached to this report.

### Zoning, Plan Designations and Land Uses

The Adjacent Property is zoned Single Family Residential (13) Zone (RF-13) and designed "Urban" in the Official Community Plan. The Road Closure Area is zoned Single Family Residential (13) Zone (RF-13) and One Acre Residential Zone (RA). The Adjacent Property is designated Small Lot Single Family (10 u.p.a.) and the Road Closure Area is designated Urban Single Family (6 u.p.a) in the Douglas Neighbourhood Concept Plan (NCP).

## **DISCUSSION**

### **Purpose of Road Closure**

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Property under Development Application No. 7919-0255-00. This Development Application is seeking approval to permit the development of one additional single-family lot as illustrated in Appendix "II" attached to this report.

The road closure proposal was referenced in the December 21, 2020, Planning & Development 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.

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.

### **Future Road Closure (Contiguous Development Site)**

As illustrated in Appendix "I" and Appendix "II" attached to this report is development application No. 7919-0298-00, located at 17141 & 17153 - 0 Avenue, which is advancing through the development application process, post third reading which was granted on June 28, 2021. As illustrated in Appendix "III" this application is seeking approvals for seven RF lots including the future integration of the southern section of the 171A Street road allowance. This information is provided to illustrate the emerging pattern of contiguous development located immediately east and south of the Road Closure Area. The road closure associated with development application No. 7919-0298-00 will be forwarded for Council's consideration at a future date.

### **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 qualified staff.

All area 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 proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, the road closure supports the following Desired Outcomes:

- 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 surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable and will complete the road frontage improvements of oA Avenue at this location.



Scott Neuman, P.Eng.  
General Manager, Engineering

### Appendices available upon request

Appendix "I": Aerial Photograph of Site

Appendix "II": Development Application 7919-0255-00 Site Layout

Appendix "III": Development Application 7919-0298-00 Preliminary Layout

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