

NO: R181

COUNCIL DATE: October 3, 2022

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 29, 2022**

FROM: **General Manager, Engineering** FILE: **0910-30/001**

SUBJECT: **City Initiated Closure of Road Adjacent to 13510, 13511, 13521, 13524, 13531, 13532, 13538, 13541, 13550, 13551, 13560, 13561, 13567 and 13570 – 70A Avenue, 6965 and 7005 King George Boulevard**

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 three portions of road allowance totalling 2,963.7 m² located adjacent to 13510, 13511, 13521, 13524, 13531, 13532, 13538, 13541, 13550, 13551, 13560, 13561, 13567 and 13570 – 70A Avenue, and 6965 and 7005 King George Boulevard, 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 portions of road allowance for consolidation with the adjacent lands for the development of the new Newton Community Centre.

BACKGROUND

Property Description

The areas of road allowance proposed for closure are a 2,260 m² portion, a 519 m² portion and a 184.7 m² portion of road (collectively the “Road Closure Areas”) adjacent to 13510, 13511, 13521, 13524, 13531, 13532, 13538, 13541, 13550, 13551, 13560, 13561, 13567 and 13570 – 70A Avenue, and 6965 and 7005 King George Boulevard (collectively, the “Adjacent Properties”) that have been acquired by the City for development of the new Newton Community Centre.

Zoning, Plan Designations and Land Uses

The Road Closure Areas and the Adjacent Properties are currently zoned Single Family Residential (“RF”) Zone, Child Care (“CCR”) Zone, Community Commercial (“C-8”) Zone, Combined Service Gasoline Station (“CG-2”) Zone, and Highway Commercial Industrial (“CHI”) Zone. The Road Closure Areas and the Adjacent Properties are designated “Multiple Residential” and “Town Centre” in the Official Community Plan and designated Low Rise Residential, Park and Open Space, Mid to High Rise, and Mid to High Rise Mixed-Use in the Newton Town Centre Land Use Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Areas are intended to be consolidated with the Adjacent Properties and rezoned to facilitate the layout and development of the new Newton Community Centre and the new 70 Avenue road alignment. The new Newton Community Centre will be designed and completed in two phases, with phase 1 including the construction of a 7,900 m² – 8,550 m² aquatic and fitness facility that comprises a 6,500 m² aquatic centre, a 743 m² - 836 m² fitness centre, multi-purpose spaces and a licenced childcare facility. The future potential phase 2 envisions the construction of an additional 4,645 m², proposed to include a library, double gymnasium and multi-purpose rooms for music and art studios.

The new 70 Avenue road alignment will require a net road dedication of 4,060.16 m² from the Adjacent Properties. The new 70 Avenue road alignment will provide for the connection of 70 Avenue from 135 Street across King George Boulevard through to 136B Street. The 70 Avenue linkage will also accommodate drainage and sanitary sewer upgrades, which are a component of the Newton Town Centre Land Use Plan and the growth of the Newton Town Centre.

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.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure supports the City's Sustainability Charter 2.0. In particular, the closure of the portions 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 ("DOs"):

- 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

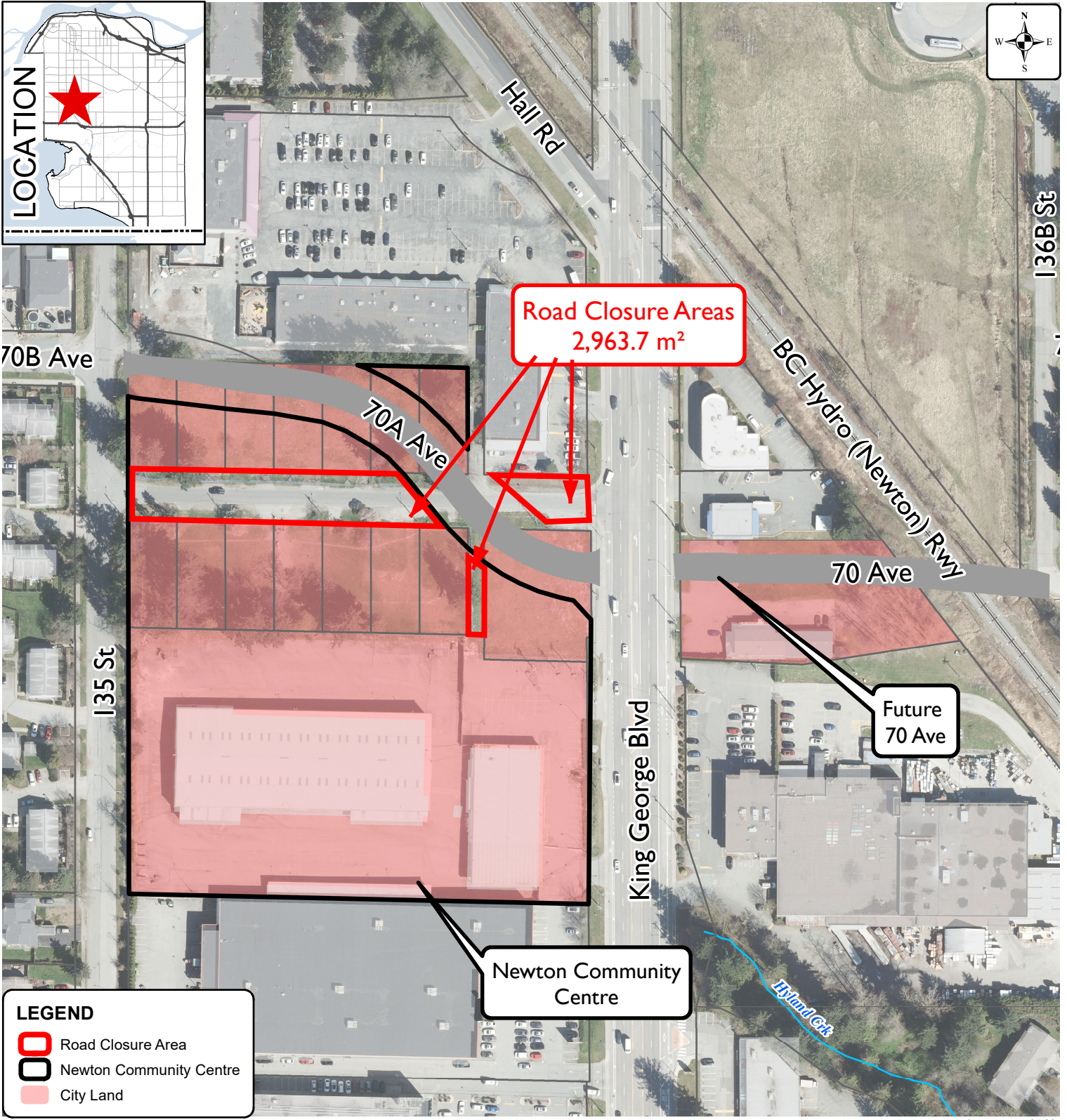
The Road Closure Areas will facilitate the consolidation of the City's lands west of King George Boulevard and the realignment of 70 Avenue for the development of the new Newton Community Centre.

Scott Neuman, P.Eng.
General Manager, Engineering

KSW/kd/bn/cc

Appendix "I" - Aerial Photograph of Road Closure Areas and Adjacent Properties

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



LEGEND

- Road Closure Area
- Newton Community Centre
- City Land

Produced by GIS Section: 29-Sep-2022

Date of Aerial Photograph: 2021

Scale: 1:2,000 0 25 M



Closure of Road 70A Avenue: 135 Street to King George Boulevard

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.