

NO: R204

COUNCIL DATE: November 28, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 21, 2022**

FROM: **General Manager, Engineering**

FILE: **7921-0311-00**

SUBJECT: **Closure of Road Adjacent to 9759/61 and 9775 – 137A Street and 13748 Fraser Highway**

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 531.7 m² portion of partially constructed road allowance adjacent to 9759/61 and 9775 – 137A Street and 13748 Fraser Highway, 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 road allowance for consolidation with the adjacent properties to allow for the development of a proposed 41-storey purpose-built rental residential building under Development Application No. 7921-0311-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 531.7 m² portion of unconstructed road (the “Road Closure Area”) adjacent to 9759/61 and 9775 – 137A Street and 13748 Fraser Highway (the “Adjacent Properties”) that will be consolidated to permit the development of a proposed 41-storey purpose-built rental residential building consisting of approximately 401 dwelling units.

Zoning, Plan Designations and Land Uses

The Road Closure Area and Adjacent Properties are currently zoned Single Family Residential (RF) Zone and designated “Downtown” 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. 7921-0311-00. This Development Application is seeking approval to permit the development of a purpose-built rental residential building, as generally illustrated in Appendix “II” attached to this report.

The proposed road closure was referenced in the June 27, 2022 Planning Report to Council pursuant to Development Application No. 7921-0311-00, and the related Rezoning Bylaw was granted Third Reading by Council on July 11, 2022.

The proposed road closure has been circulated to all potentially concerned City departments for review and none have expressed objections to 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 independent appraiser.

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, and Infrastructure. Specifically, the 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, views, 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. The Road Closure Area, once consolidated with the Adjacent Properties, will enable the land area necessary to facilitate a 41-storey purpose-built residential building in accordance with the requirements of Development Application No. 7921-0311-00.

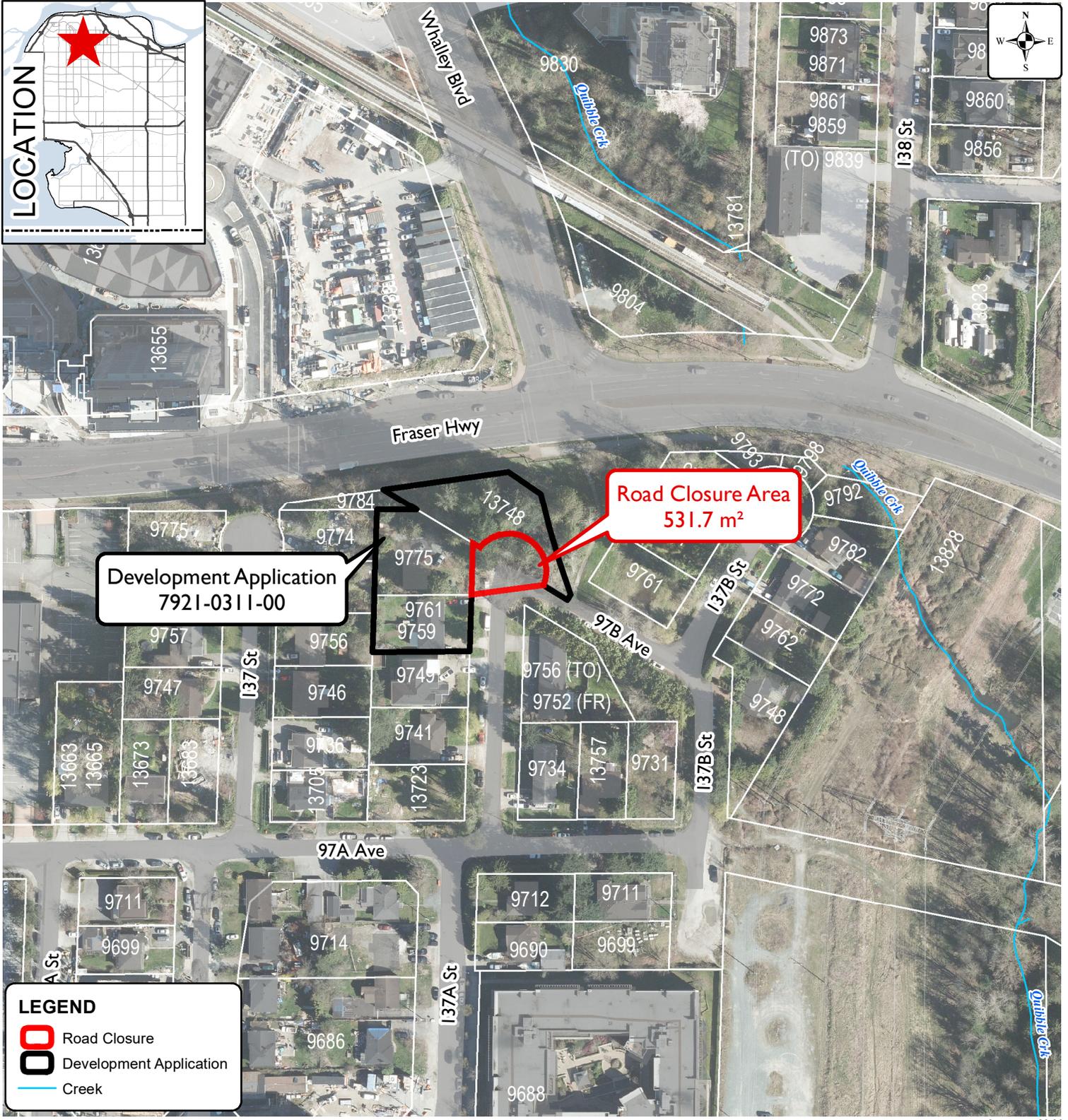
Scott Neuman, P.Eng.
General Manager, Engineering

PK/kd/cc

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application No. 7921-0311-00 Site Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 16-Nov-2022

Date of Aerial Photograph: 2021

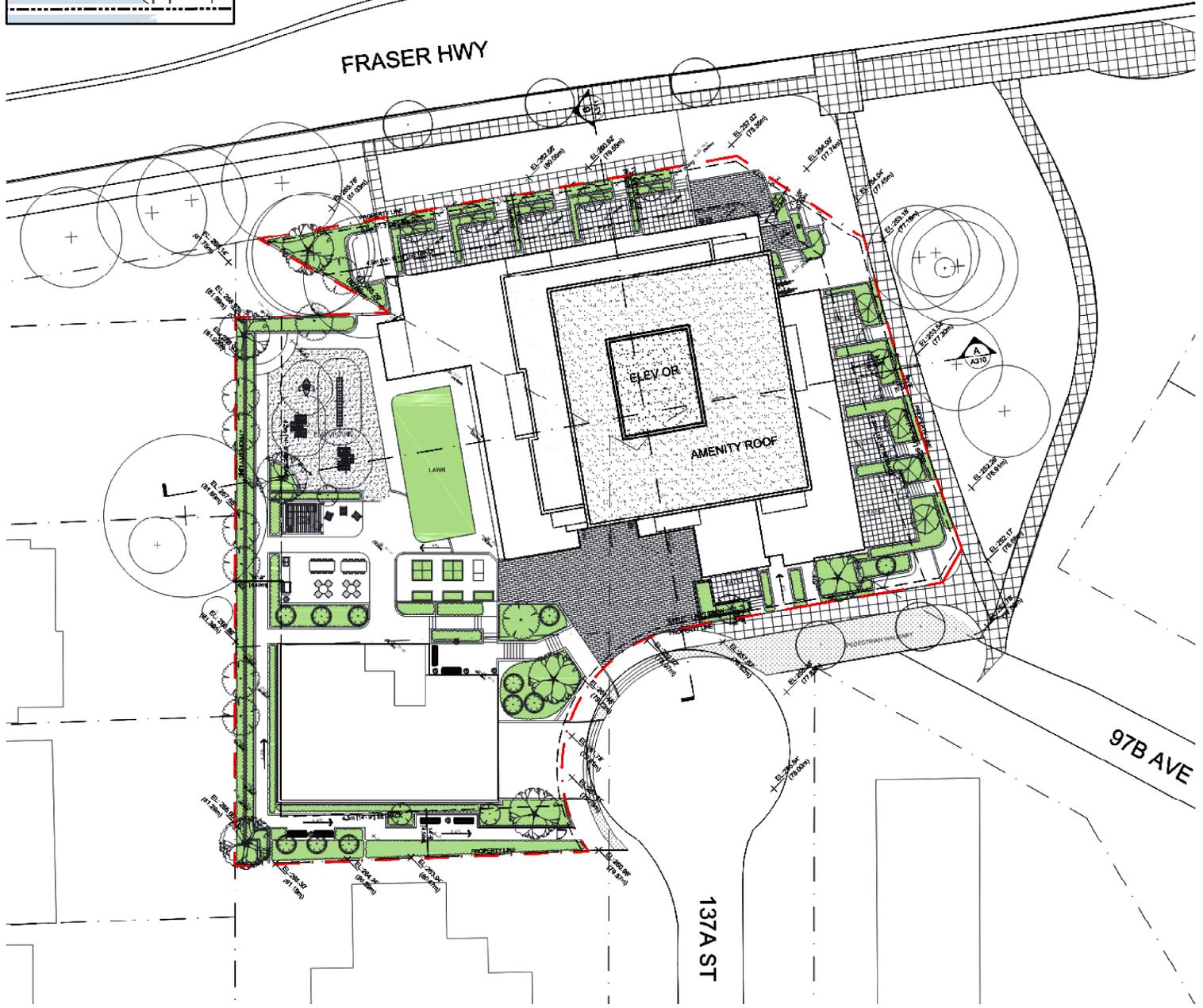
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**Closure of Road Adjacent to
9759/61 and 9775 - 137A Street,
and 13748 - Fraser Highway**

**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.



Produced by GIS Section: 18-Nov-2022



**Closure of Road Adjacent to
9759/61 and 9775 - 137A Street,
and 13748 - Fraser Highway**

**ENGINEERING
DEPARTMENT**

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