

NO: R011

COUNCIL DATE: January 30, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 18, 2023**

FROM: **General Manager, Engineering**

FILE: **7818-0149-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 6370 and 6362 – 131A Street, 13174 – 64 Avenue, 13190 – 64 Avenue and 6365 – 132 Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 668.7m² area, based on final survey information, of closed road allowance adjacent to 6370 and 6362 – 131A Street, 13174 – 64 Avenue, 13190 – 64 Avenue and 6365 – 132 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. 186; 2022, 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 for consolidation with the adjacent development lands at 6370 and 6362 – 131A Street, 13174 – 64 Avenue, 13190 – 64 Avenue and 6365 – 132 Street.

DISCUSSION

On October 3, 2022, Council authorized the Engineering Department (Resolution No. R22-1956 related to Corporate Report No. R186; 2022) to proceed with the closure and sale of a portion of redundant road allowance having an area of 638.0 m² for the purpose of allowing consolidation with and to allow subdivision of the properties known as 6370 and 6362 – 131A Street, 13174 – 64 Avenue, 13190 – 64 Avenue and 6365 – 132 Street. 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 6370 and 6362 – 131A Street, 13174 – 64 Avenue, 13190 – 64 Avenue and 6365 – 132 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R186; 2022.

Scott Neuman, P. Eng.
General Manager, Engineering

KT/kd/bn

Appendix "I": Corporate Report No. R186; 2022

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2023/final/jan 30/approval of sale of closed portion of road allowance 6370 131a street \(step 2\).docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2023/final/jan%2030/approval%20of%20sale%20of%20closed%20portion%20of%20road%20allowance%206370%20131a%20street%20(step%202).docx)

NO: R186

COUNCIL DATE: Oct 3, 2022

REGULAR COUNCIL

TO: Mayor & Council DATE: September 29, 2022

FROM: General Manager, Engineering FILE: 7918-0149-00
General Manager, Parks Recreation & Culture XC: 0910-20/221

SUBJECT: Closure of Road Adjacent to 6370 and 6362 – 131A Street, 13174 - 64 Avenue,
13190 - 64 Avenue and 6365 – 132 Street and Disposition of 6370 - 131A Street

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council:

1. Authorize the City Clerk to bring forward a bylaw to close and remove the dedication as highway of a 638 m² portion of road adjacent to 6370 and 6362 – 131A Street, 13174 - 64 Avenue, 13190 - 64 Avenue and 6365 – 132 Street; and
2. Authorize the sale of a 1,716 m² City-owned property located at 6370 -131 A Street (PID: 002-627-680);

both as generally illustrated in Appendix "I" attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C. 2003, c. 26*.

INTENT

The intent of this report is to seek Council's approval to close and remove a portion of road allowance (the "Road Closure Area") as dedicated road, and to approve the disposition of City-owned property (the "City Lot").

BACKGROUND

Property Description

The Road Closure Area is a 638 m² portion of road allowance adjacent to the properties located at 6370 and 6362 – 131A Street, 13174 - 64 Avenue, 13190 - 64 Avenue and 6365 – 132 Street (the "Parent Properties"). As part of their development application, the owner of the Parent Properties has applied to acquire the 1,716 m² City Lot located at 6370 – 131A Street to consolidate with the Parent Properties and the Road Closure Area to permit the development of single-storey, multi-unit commercial centre.

Zoning, Plan Designations and Land Uses

The Road Closure Area, City Lot and Parent Properties are zoned Single Family Residential (RF) Zone and Local Commercial (C-4) Zone and are designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area and the City Lot are intended to be consolidated with the Parent Properties and rezoned to a Comprehensive Development Zone based on Neighbourhood Commercial Zone (C-5) under Development Application No. 7918-0149-00 to permit the development of a single-storey, multi-unit commercial centre consisting of two buildings with nine commercial units, as illustrated in Appendix “II” attached to this report. The proposed road closure was referenced in the October 18, 2021 planning report to Council related to Development Application No. 7918-0149-00, and the related rezoning bylaw was granted third reading by Council on November 8, 2021.

The proposed closure has been circulated to all potentially concerned City Departments for review and none have expressed any objections.

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.

Purpose of City Lot Disposition

The City Lot was conveyed to the City in 1980 for stormwater detention purposes as part of a residential development project at that time. For the area to retain the stormwater detention function, the applicant is installing an underground detention system beneath the west section of the proposed parking lot. Also, as part of this development application, the applicant has volunteered to contribute \$30,000 towards improvements in Panorama Ridge Park, which is a linear park located approximately 150 metres from the Parent Properties.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area and the City Lot as determined by an independent accredited appraiser.

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and land 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, this road closure and land sale supports the following Desired Outcomes (“DOs”):

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- 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 and the City Lot are surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area and the City Lot are considered reasonable.



Scott Neuman, P.Eng.,
General Manager,
Engineering



Laurie Cavan
General Manager,
Parks, Recreation and Culture

KSW/kd/bn/cc

Appendices available upon request.

Appendix "I" - Aerial Photograph of Site

Appendix "II" - Development Application No. 7918-0149-00 Site Plan