

NO: R011

COUNCIL DATE: January 30, 2019

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 25, 2019**

FROM: **General Manager, Engineering** FILE: **0910-20/439A**
General Manager, Parks, Recreation & Culture XC: **7917-0603-00**

SUBJECT: **Closure of Road Adjacent to 16470 and 16510 - 18 Avenue and
Disposition of a Portion of City Parkland located at 16520 - 18 Avenue**

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 146.1 m² (1,573 ft.²) portion of unconstructed 18 Avenue adjacent to 16470 and 16510 - 18 Avenue; and
2. Approve the sale of a 99.7 m² (1,073 ft.²) portion of City Parkland located at 16520 - 18 Avenue (PID: 017-756-472).

All are 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 18 Avenue as road allowance and to approve the disposition of a small portion of City Parkland.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 146.1 m² (1,573 ft.²) portion of unconstructed 18 Avenue adjacent to 16470 & 16510 - 18 Avenue (the "Road Closure Area").

The owner of the properties at 16470, 16510, and 16558 - 18 Avenue (the "Parent Properties") has applied to acquire a 99.7 m² (1,073 ft.²) portion of City Parkland located at 16520 - 18 Avenue (the "City Parkland") and consolidate it with the Parent Properties and the proposed Road Closure Area.

Zoning, Plan Designations and Land Uses

The Road Closure Area, City Parkland and Parent Properties are zoned One-Acre Residential (“RA”) Zone and are designated “Urban” and “Mixed Employment” in the Official Community Plan. The Road Closure Area and City Parkland are located outside of the Highway 99 Corridor Local Area Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area and the City Parkland are intended to be consolidated with the Parent Properties and rezoned under Development Application No. 7917-0603-00. This Development Application is seeking approval to rezone to a Comprehensive Development Zone to permit the development of 152 townhouse units as illustrated in Appendix “II” and Appendix “III” attached to this report. The proposed road closure was referenced in the July 23, 2018 Planning Report to Council related to Application No. 7917-0603-00, and the related Rezoning Bylaw was granted Third Reading by Council on September 17, 2018.

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.

Purpose of Park Disposition

Development Application No. 7917-0603-00 specifically references the purchase of the City Parkland for consolidation with the Parent Properties. The area of the City Parkland being sold will be 99.7 m² (1073 ft.²) once consolidated with the adjacent Development Application, will be dedicated as road as part of the future 164A Street alignment. As a result of this Development Application the City is receiving 8,289.13 m² (2.048 acres) net increase of parkland without compensation as shown in Appendix “I” and Appendix “II”. The layout of the development and parkland dedication locations determined that the City Parkland was not required and could be sold for consolidation and subsequent road dedication purposes.

The proceeds from the sale of the City Parkland will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parkland within the City.

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 Parkland as determined by a qualified staff appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale of City Parkland 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 supports the following Desired Outcomes ("DO"):

- 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, 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 and the City Parkland are surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area and the City Parkland are considered reasonable. It is recommended that Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 146.1 m² (1,573 ft.²) portion of unconstructed 18 Avenue adjacent to 16470 and 16510 - 18 Avenue; and
2. Approve the sale of a 99.7 m² (1,073 ft.²) portion of City Parkland located at 16520 - 18 Avenue (PID: 017-756-472).

All are as generally described in this report.

Fraser Smith, P.Eng., MBA
General Manager,
Engineering

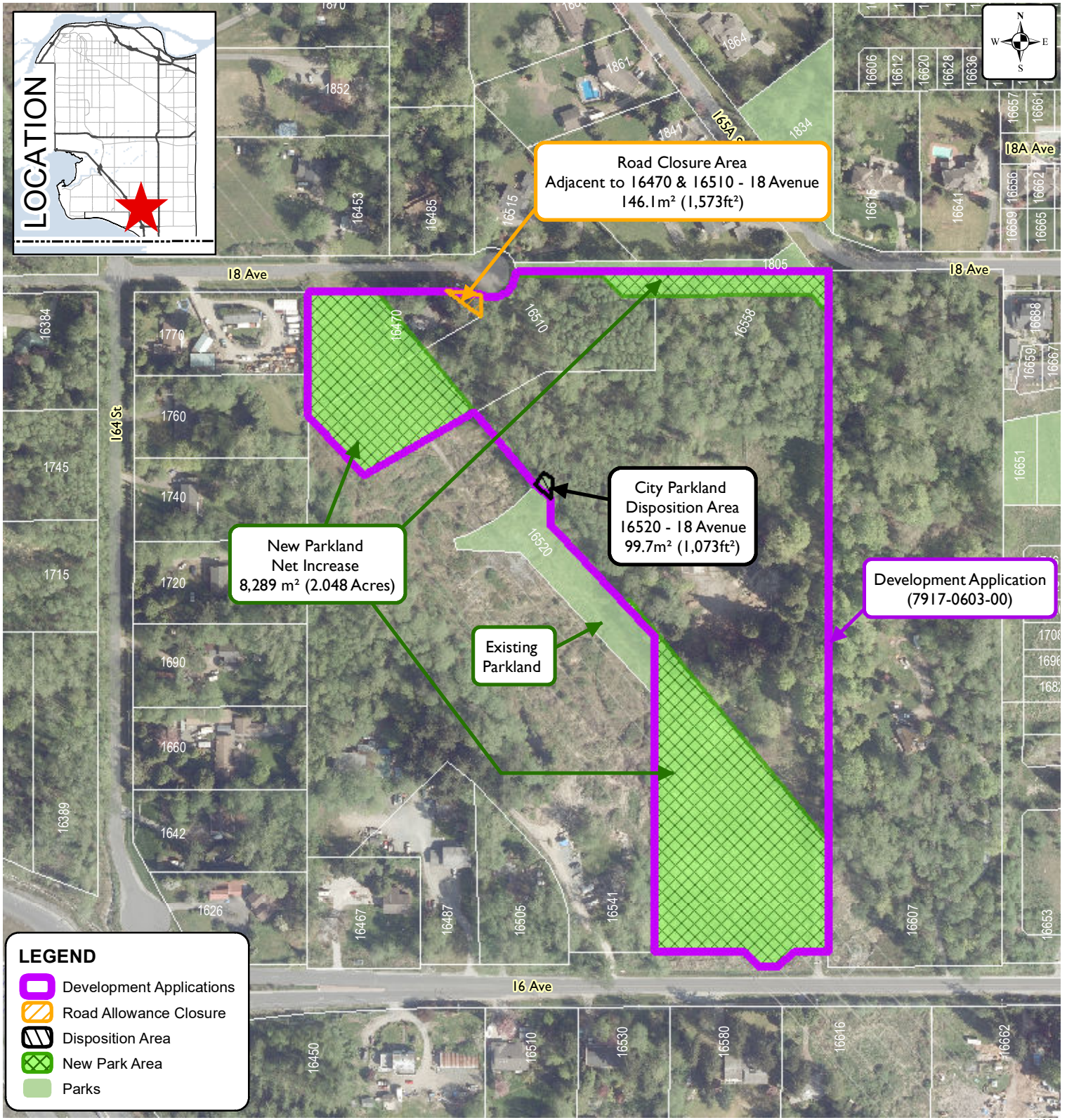


Laurie Cavan
General Manager,
Parks, Recreation & Culture

KSW/amg/ggg/cc

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Development Application 7917-0603-00 Site Plan
Appendix "III" - Development Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



LEGEND

- Development Applications
- Road Allowance Closure
- Disposition Area
- New Park Area
- Parks

Produced by GIS Section: 25-Jan-2019, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:3,000 0 25 M



Road Closure Adjacent to 16470—18 Avenue and Disposition of a Portion of City-Owned Parkland at 16520—18 Avenue

**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.



PROPOSED SUBDIVISION PLAN OF
 LOT 3, PLAN 69053;
 LOT 1 AND A PORTION OF LOT 3, PLAN LMP4240;
 A PORTION OF LOT A, PLAN EPP61398;
 AND
 PARCEL A, PLAN EPP
 ALL OF SECTION 13, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT

BCGS 92G.007
 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm IN WIDTH BY 864mm IN HEIGHT
 (E SIZE) WHEN PLOTTED AT A SCALE OF 1:750

LEGEND :
 ● INDICATES CONTROL MONUMENT FOUND
 ○ INDICATES STANDARD IRON POST FOUND
 ○ INDICATES STANDARD IRON POST PLACED
 Pt INDICATES PORTION
 W: INDICATES WITNESS

INTEGRATED SURVEY AREA No.1, CITY OF SURREY, NAD83 (CSRS) 4.0.0.BC1.GVRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5747, 5748 AND 92H0857
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
 ADVISED ARE DERIVED FROM THE MASCOIT PUBLISHED COORDINATES AND STANDARD
 RELATIONS FOR GEODETIC CONTROL MONUMENTS 5747, 5748 AND 92H0857.
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED
 FACTOR OF 0.9995982 WHICH HAS BEEN DERIVED FROM
 GEODETIC CONTROL MONUMENTS 5747, 5748 AND 92H0857

[THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)]

MURRAY & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 201-1248 82nd AVENUE
 SURREY, BC V3W 3E9
 (604) 597-9188

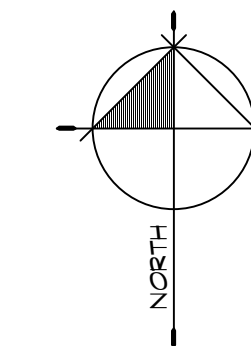
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
 (CITY OF SURREY)

DATUM: NAD83 (CSRS) 4.0.0.BC1.GVRD
 UTM ZONE 10
 UTM NORTHING: 5431748.998
 UTM EASTING: 517411.728
 POINT COMBINED FACTOR: 0.9995997
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01 METRES

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
 PRELIMINARY ON THE 31st DAY OF AUGUST, 2018
 JOGINDER SINGH RIAH, B.C.L.S. 863
 FILE 10127-01

APPENDIX "I"



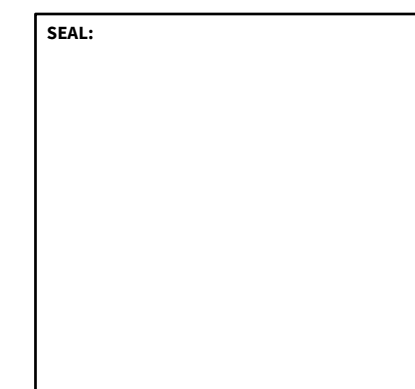
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2017.12.21	ISSUED FOR D.P.
2018.06.11	RE-ISSUED FOR D.P.
2018.07.16	RE-ISSUED FOR D.P.
2018.08.01	RE-ISSUED FOR D.P.



CICOZZI ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

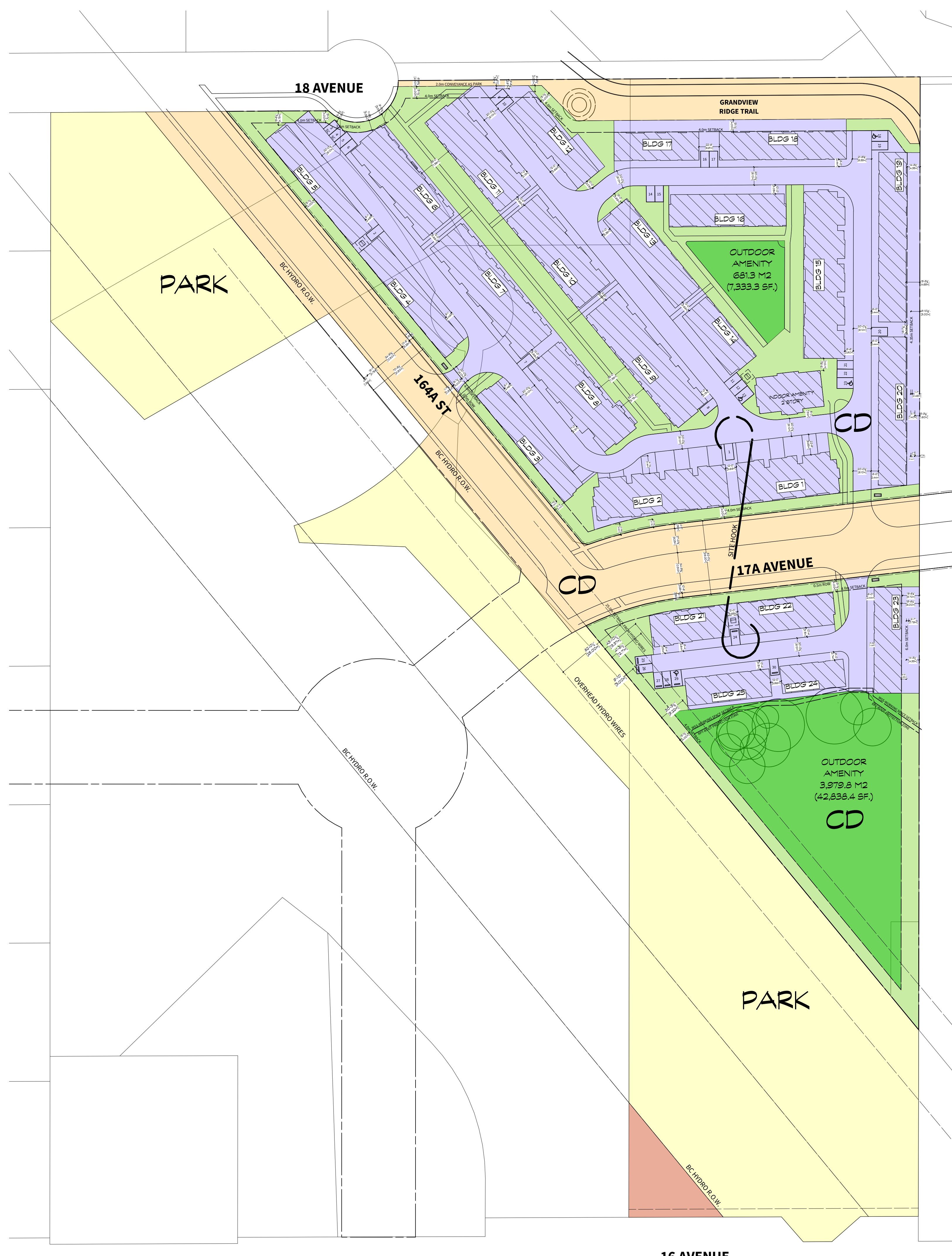
DRAWN: SA **CHECKED BY:** RC

SCALE: 1:750 **PROJECT NO.:** CA 526

SHEET TITLE:

SITE AREA & STATS

REVISION NO.: - **SHEET NO.:** A1.00



SITE STATS:

Category	Value	Equivalent	NET AREA
DEVELOPABLE AREA:	232968.0 S.F.	= 5.33 ACRE	
OPEN SPACE:	128685.6 S.F.	= 2.95 ACRE	
ROAD/MUP DEDICATION:	97892.4 S.F.	= 2.24 ACRE	
HYDRO ROW - LINEAR PARK:	223007.9 S.F.	= 5.11 ACRE	
EXISTING CLASS-B WATERCOURSE TO BE TRANSFERRED TO THE CITY OF SURREY:	6686.2 S.F.	= 0.15 ACRE	
% of Open Space to Net Area	= 35.58%	(2,95/8.28)	*Required to be between 30% to 40%
UPA:	= 28.49	(152/5.33)	*25 to 30 UPA is allowed according to Sunnyside Heights NCP: Section 3.5.8 Cluster Areas

SITE DATA

CIVIC ADDRESS: 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, BC

LEGAL ADDRESS: LOT 3 SECTION 13 TOWNSHIP 1 PLAN NWP69053 NWD PART SE 1/4
LOT 1 SECTION 13 TOWNSHIP 1 PLAN LMP4240 NWD PART SE 1/4
LOT 5 SECTION 13 TOWNSHIP 1 PLAN NWP5373 NWD
LOT A SECTION 13 TOWNSHIP 1 PLAN EPP61398 NWD
LOT 3 SECTION 13 TOWNSHIP 1 PLAN LMP4240 NWD PART SE 1/4

CURRENT ZONING: RA
PROPOSED ZONING: CD/RM-15 CLUSTER

Category	M2	S.F.	ACRE
GROSS SITE AREA:	64,033.0	689,245.1	15.78
ROAD DEDICATION:	7,209.6	77,603.7	1.78
MUP DEDICATION:	1,884.9	20,288.7	0.46
HYDRO ROW:	20,718.1	223,007.9	5.11
EXISTING CLASS-B WATERCOURSE TO BE INFILLED & DEVELOPED AT A LATER DATE:	621.2	6,686.2	0.15
NET SITE AREA:	33,599.2	361,658.4	8.28
DEVELOPABLE AREA:	21,643.4	232,968.0	5.33
OPEN SPACE:	11,955.3	128,685.6	2.95
% of Open Space to Net Area	= 35.58%	128,685.6/361,658.4	

Category	ALLOWED/REQUIRED:	PROPOSED:
LOT COVERAGE:	45%	34%
DENSITY - UPA:	25-30 CLUSTER	Based on Developable 28.49 (152/5.33)
- UPA:	RM-15	Based on Net 18.35 (152/8.28)
- FSR:	0.6	Based on Net 0.72 (261,454.9/361,658.4)
BUILDING HEIGHT:	11.0 M	11.0 M Max. for all Buildings as noted on Building Elevations
SETBACKS	NORTH: 7.5 M (GRANDVIEW TRAIL) NORTH: 7.5 M (17A & 18 AVE) EAST: 7.5 M (PARK) WEST: 7.5 M (164A STREET) SOUTH: 7.5 M (17A AVE)	4.0 M 4.0 M (3.0 M at 18 Ave. Roundabout) 4.35 M @ NorthEast & 6.0 M @ SouthEast 4.0 M 4.0 M
AMENITY	INDOOR: 3 M2 PER UNIT = 456 M2 (4,908.3 S.F.) OUTDOOR: 3 M2 PER UNIT = 456 M2 (4,908.3 S.F.)	477.8 M2 = 5,142.8 S.F. 4,661.1 M2 = 50,171.7 S.F.
PARKING REQUIREMENTS:	ALLOWED/REQUIRED:	PROPOSED:
RESIDENT PARKING:	2.0/UNIT 304	252 DOUBLE 83% 52 TANDEM 17%
VISITOR PARKING:	0.2/UNIT 30,4	30
TOTAL PARKING:		334
ACCESSIBLE STALLS:	301 - 400 = 4	4 (VISITOR)
SMALL CARS:	35%	2 (VISITOR)
PARKING/ACCESS AISLE WIDTH:	N/A	6.1 M ACCESS ROAD
UNIT COUNT :	TOTAL # UNITS:	152
	TOTAL NET BUILDING AREA:	261,454.9 S.F.

* SITE DATA TO BE CONFIRMED WITH ACTUAL SURVEY CAD DRAWINGS