

NO: R068

COUNCIL DATE: April 15, 2019

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 11, 2019**

FROM: **General Manager, Engineering**

FILE: **7915-0337-00**

SUBJECT: **Closure of Road Adjacent to 6173 – 144 Street**

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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 3,255.6 m<sup>2</sup> (35,043 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 6173 – 144 Street, 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 62 Avenue as road allowance for disposition and consolidation with adjacent lands under Development Application No. 7915-0337-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 3,255.6 m<sup>2</sup> (35,043 ft.<sup>2</sup>) portion of unconstructed road (the “Road Closure Area”) adjacent to 6173 – 144 Street (the “Adjacent Property”).

### Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Property are zoned One-Acre Residential (RA) Zone and designated Urban in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Property under Development Application No. 7915-0337-00. This Development Application is seeking approval to permit the development of 57 townhouses, two single family lots and one park lot, as illustrated in Appendix “II” attached to this report. As also illustrated in Appendix “II”, the Development Application will deliver a portion of the 61A Avenue and 62 Avenue road alignment which will render the Road Closure Area redundant. The remaining sections of 61A Avenue to connect to 144 Street will be secured through development of two neighbouring lots, which are both under Development Applications.

The road closure proposal was referenced in the September 12, 2016 Planning & Development Report to Council related to Development Application No. 7915-0337-00, and the related Rezoning Bylaw was granted Third Reading by Council on October 3, 2016.

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 lane 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 accredited 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. 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, viewsapes, 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. It is recommended that Council authorize staff to bring forward the appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation, as generally described in this report.

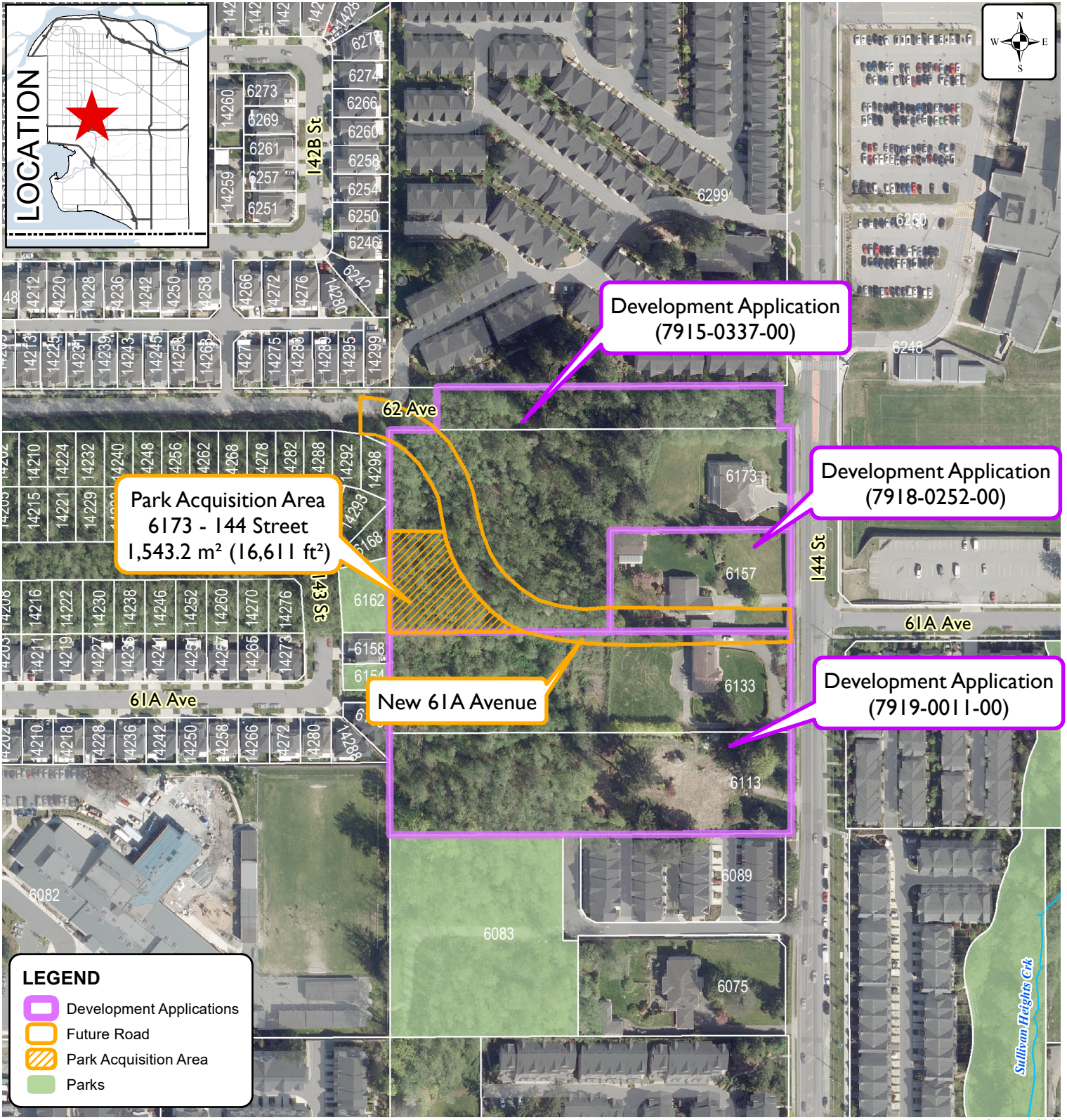
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

PK/amg/cc

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application No. 7915-0337-00 Site Layout

# AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Development Applications
- Future Road
- Park Acquisition Area
- Parks

Produced by GIS Section: 11-Apr-2019, JJR

Date of Aerial Photograph: April 2018

Scale: 1:2,500 0 25 M

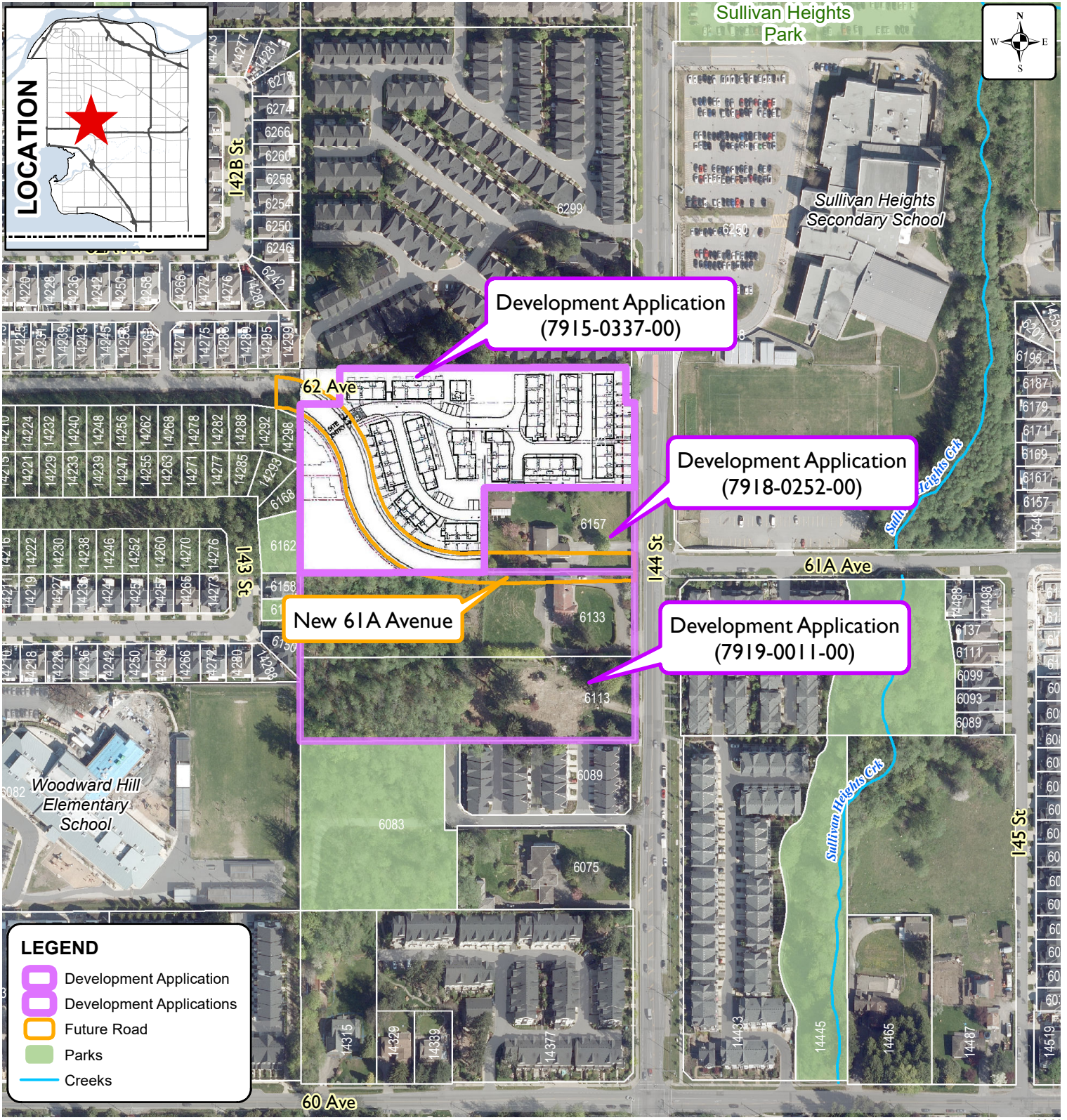


**SUBJECT PROPERTY**  
**6173 - 144 Street**

**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.

# AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 11-Apr-2019, JJR

Date of Aerial Photograph: April 2018

Scale: 1:3,000 0 30 M



## Development Application 7915-0337-00

## ENGINEERING DEPARTMENT

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Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\6173\_144St\CW\_6173-144st\_APIII.mxd