

NO: R076

COUNCIL DATE: April 29, 2019

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## REGULAR COUNCIL

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

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

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16470 and 16510 - 18 Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 146.1 m<sup>2</sup> (1,573 ft.<sup>2</sup>) area of closed road allowance adjacent to 16470 and 16510 - 18 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R011; 2019, 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 16470, 16510 and 16558 - 18 Avenue.

## DISCUSSION

On January 30, 2019, Council authorized the Engineering Department (Resolution No. R19-140 related to Corporate Report No. R011;2019) to proceed with the closure and sale of a portion of redundant road allowance having an area of 146.1 m<sup>2</sup> (1,573 ft.<sup>2</sup>). The purpose was to permit consolidation with and to allow subdivision of the properties known as 16470 and 16510 - 18 Avenue, as illustrated on the attached Appendix "II". Council's approval of the sale of the 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 these redundant portions of road/lane 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 closed portion of road allowance adjacent to 16470 and 16510 – 18 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R011; 2019.

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

ML/amg/cc

Appendix "I" - Corporate Report No. R011; 2019  
Appendix "II" – Aerial Photo of Road Closure Area

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NO: **Roll**

COUNCIL DATE: **January 30, 2019**

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## 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**

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## 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 m<sup>2</sup> (1,573 ft.<sup>2</sup>) portion of unconstructed 18 Avenue adjacent to 16470 and 16510 - 18 Avenue; and
2. Approve the sale of a 99.7 m<sup>2</sup> (1,073 ft.<sup>2</sup>) 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 m<sup>2</sup> (1,573 ft.<sup>2</sup>) 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 m<sup>2</sup> (1,073 ft.<sup>2</sup>) 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 m<sup>2</sup> (1073 ft.<sup>2</sup>) 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 m<sup>2</sup> (2.048 acres) net increase of parkland without compensation as shown in Appendix “T” 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"):

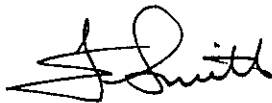
- Neighbourhoods and Urban Design DO4: Surrey's neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and 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 m<sup>2</sup> (1,573 ft.<sup>2</sup>) portion of unconstructed 18 Avenue adjacent to 16470 and 16510 - 18 Avenue; and
2. Approve the sale of a 99.7 m<sup>2</sup> (1,073 ft.<sup>2</sup>) 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



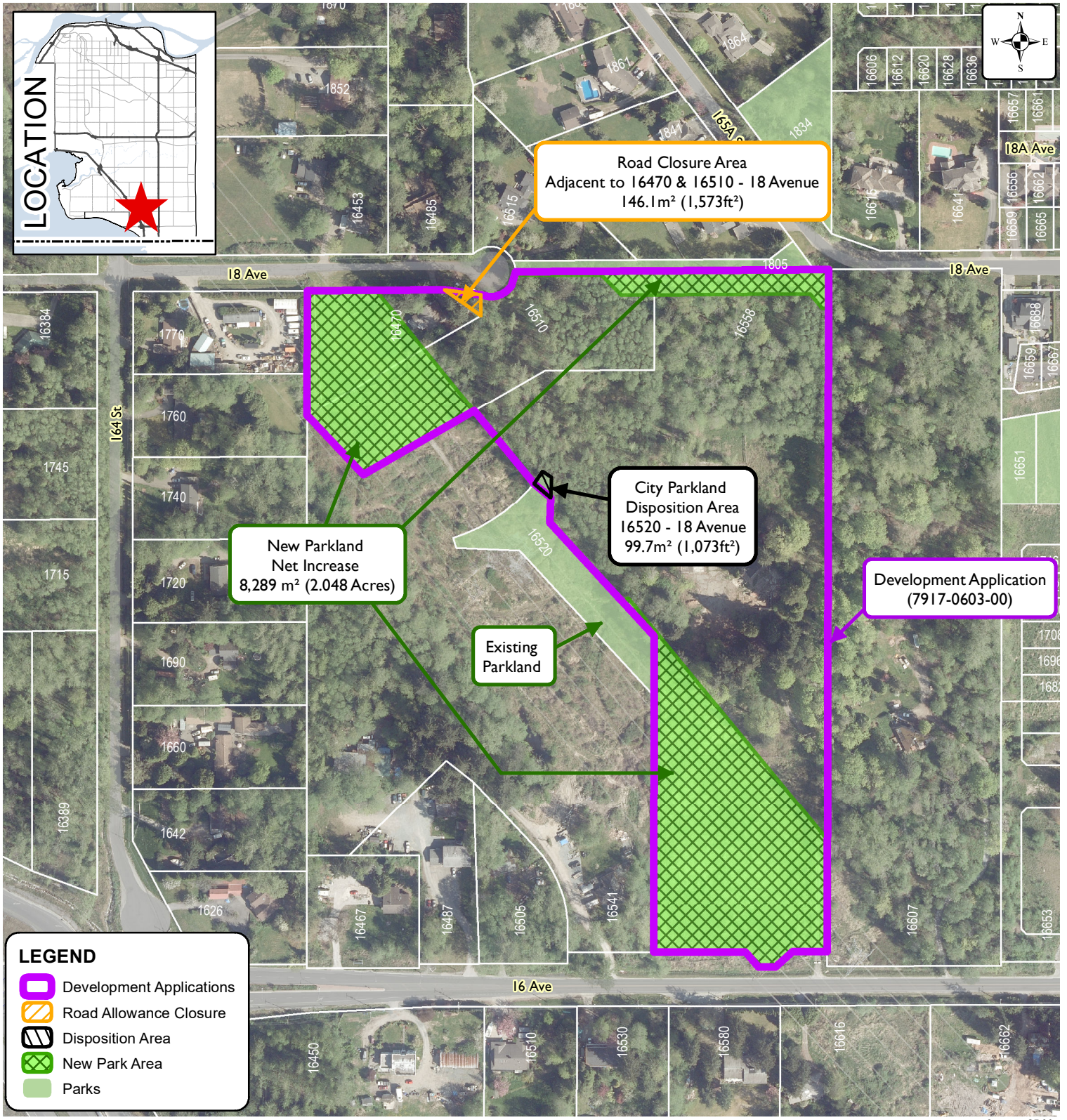
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

KSW/amg/ggg/cc

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

**Note: Appendices available upon request**

# AERIAL PHOTOGRAPH OF SITE APPENDIX "II"



Produced by GIS Section: 12-Apr-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.