

NO: **R057**

COUNCIL DATE: **April 6, 2020**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 2, 2020**

FROM: **General Manager, Engineering**

FILE: **7919-0235-00**

SUBJECT: **Closure of Road Adjacent to 1864, 1894, 1920, 1940, 1960 and 1980 – 165A Street and 16588 – 20 Avenue**

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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 1,018.6 m<sup>2</sup> (10,964 ft.<sup>2</sup>) portion of opened road allowance adjacent to 1864, 1894, 1920, 1940, 1960 and 1980 – 165A Street and 16588 – 20 Avenue, 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 165A Street as road allowance for disposition and consolidation with adjacent lands under Development Application No. 7919-0235-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is an opened 1,018.6 m<sup>2</sup> (10,964 ft.<sup>2</sup>) cul-de-sac road (the “Road Closure Area”) that fronts four residences located at 1894, 1920, 1940 and 1960 – 165A Street and also neighbours three other properties located at 1864 and 1980 – 165A Street as well as 16588 – 20 Avenue (all together the “Adjacent Properties”) that have been assembled for development of an elementary school.

### Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are zoned One-Acre Residential (RA) Zone, designated Urban in the Official Community Plan, and further designated “Multiple Residential 10- 15 u.p.a.” and “Drainage Corridors” on the Sunnyside Heights Neighbourhood Concept Plan (“NCP”).

## **DISCUSSION**

### **Purpose of Road Closure**

The Road Closure Area is intended to be consolidated with the Adjacent Properties under Development Application No. 7919-0235-00. This Development Application is seeking approval to consolidate the Adjacent Properties by way of an NCP amendment and a Development Variance Permit to allow the development of an elementary school, as conceptually illustrated in Appendix "II" attached to this report. Preliminary layout approval for Application No. 7919-0235-00 was issued on November 25, 2019.

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 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 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 Education and Culture. Specifically, the road closure supports the following Desired Outcomes ("DO"):

- Learning DO2: Surrey children and youth have access to high quality comprehensive and inclusive educational system, and opportunities that include experiences in and out of school; and
- Learning DO5: Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.

## 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.

Scott Neuman, P.Eng.  
General Manager, Engineering

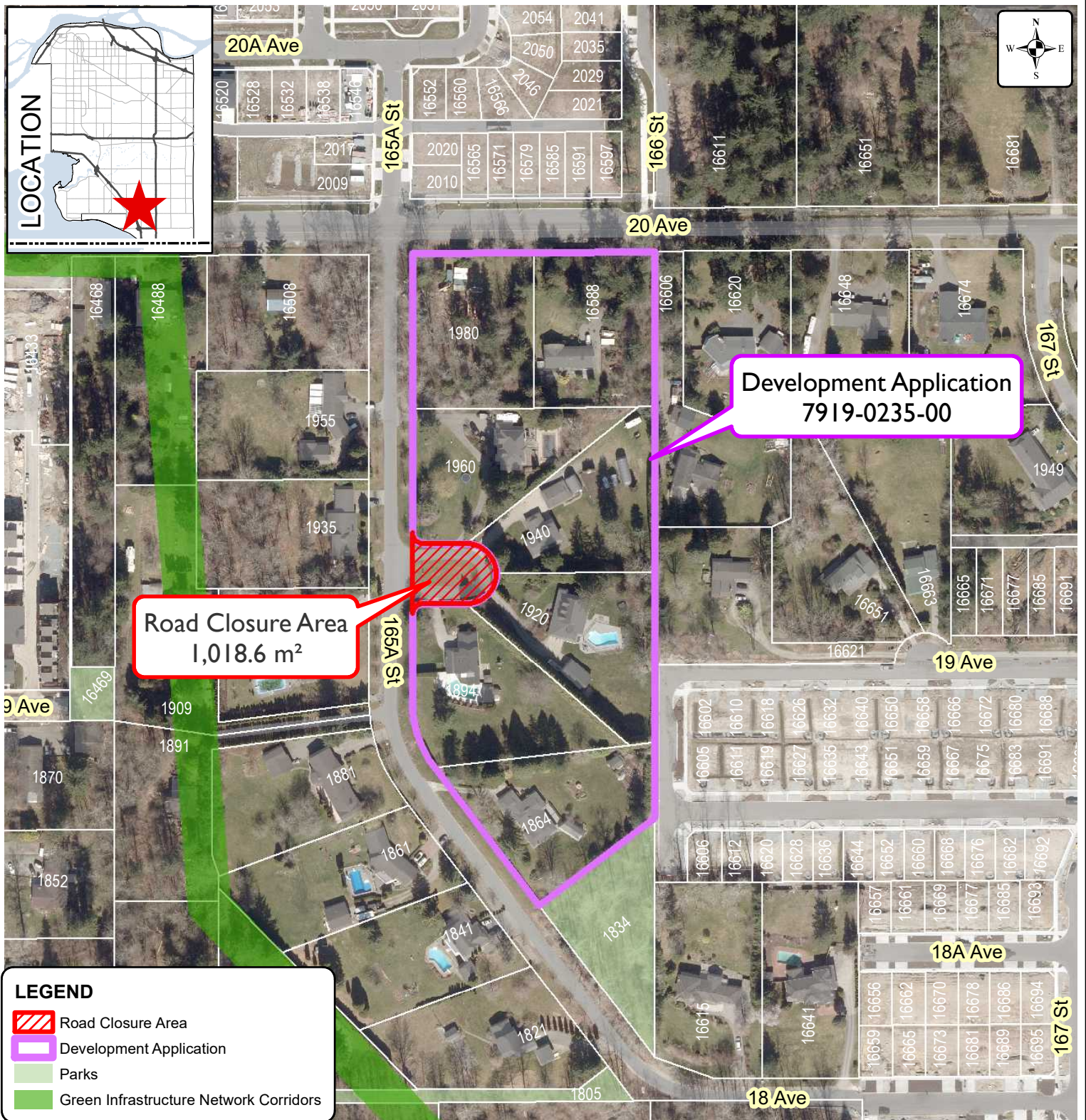
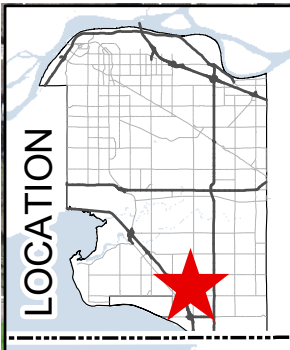
AW/amg/cc

Appendix "I" - Aerial Photograph of Site

Appendix "II" - Development Application No. 7919-0235-00 Concept Plan

g:\wp-docs\2020\admin\cr\draft closure of road adjacent to 1864, 1894, 1920, 1940, 1960 & 1980 - 165a street and 16588 - 20 avenue.docx  
CC 4/2/20 3:07 PM

# AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Road Closure Area
- Development Application
- Parks
- Green Infrastructure Network Corridors

Produced by GIS Section: 24-Mar-2020, JJR

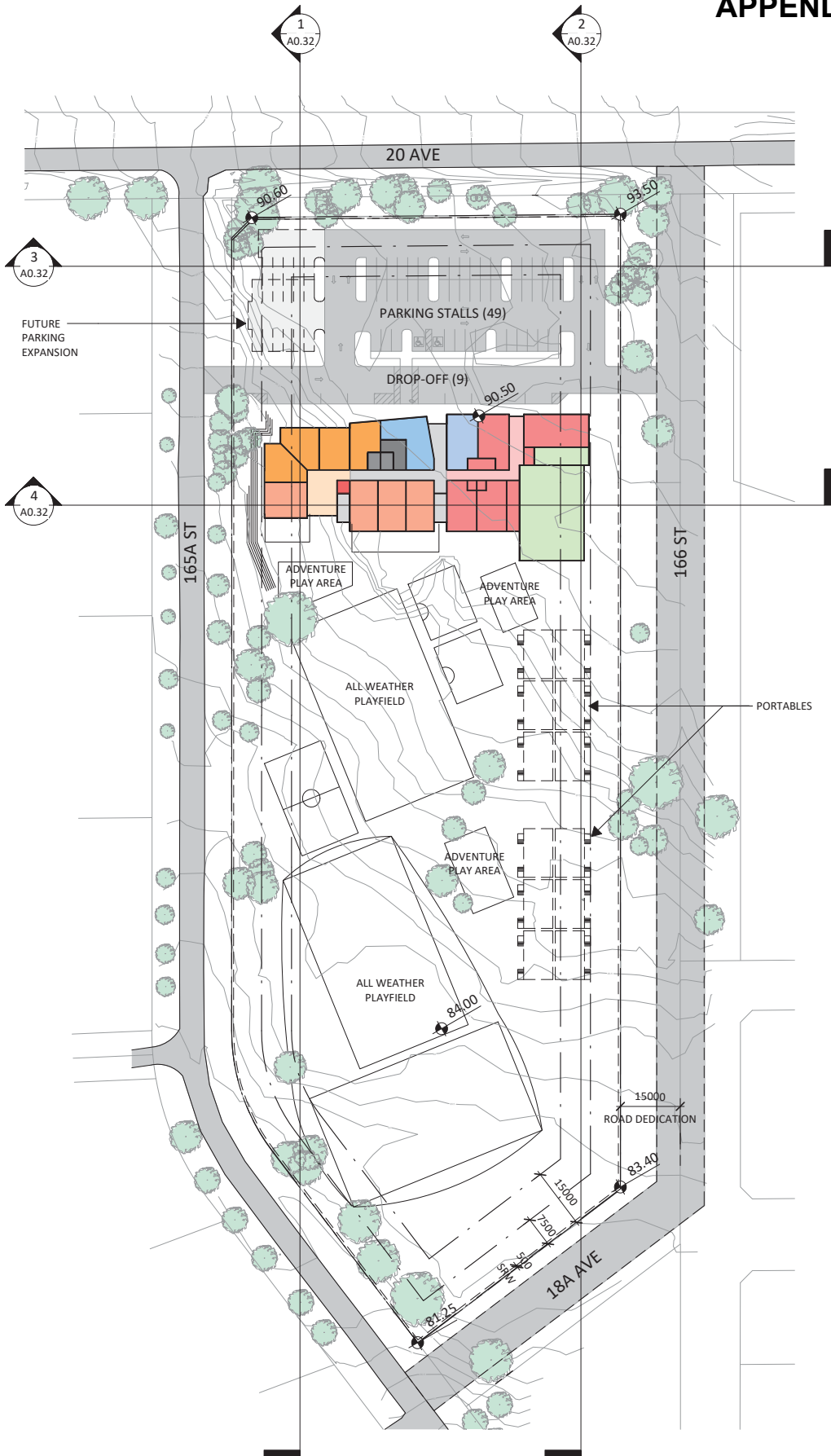
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**Closure of Road Adjacent to  
1864, 1894, 1920, 1940,  
1960 & 1980 - 165A Street  
and 16588 - 20 Avenue**

**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.



1 SITE PLAN  
1 : 1000

Project Number <b>18706</b>	Project <b>SITE 207 GRANDVIEW SW ELEMENTARY SCHOOL</b>
Sheet Number <b>A0.31</b>	Drawing <b>SITE SECTIONS</b>

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