

NO: R090

COUNCIL DATE: June 15, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 9, 2020**

FROM: **General Manager, Engineering**

FILE: **7914-0324-00**

SUBJECT: **Closure of Road Allowance Adjacent to 12855 and 12869 - 111 Avenue**

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 662 m² (7,126 ft.²) area of road located adjacent to the properties 12855 and 12869 - 111 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 128A Street as road allowance for disposition and consolidation with the adjacent lands under Development Application No. 7914-0324-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 662 m² (7,126 ft.²) portion of unconstructed road (the "Road Closure Area") adjacent to 12855 and 12869 - 111 Avenue (the "Adjacent Properties").

Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are currently zoned Single Family Residential (RF) Zone, Multiple Residential under the South Westminster Neighbourhood Concept Plan and are designated "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated with the Adjacent Properties and rezoned under Development Application No. 7914-0324-00. This Development Application is seeking approval to permit the development of a Comprehensive Development (CD) zoned (based on RM-30) 19-unit townhouse development and two park lots, as illustrated in Appendix "II"

attached to this report. The proposed road closure was referenced in the October 1, 2018 Planning Report to Council related to Development Application No. 7914-0324-00, and the related Rezoning Bylaw was granted Third Reading by Council on November 22, 2018.

The proposed closure has been circulated to various 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 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 supports the City's Sustainability Charter 2.0. In particular, the closure and sale of the portion of road allowance 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 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

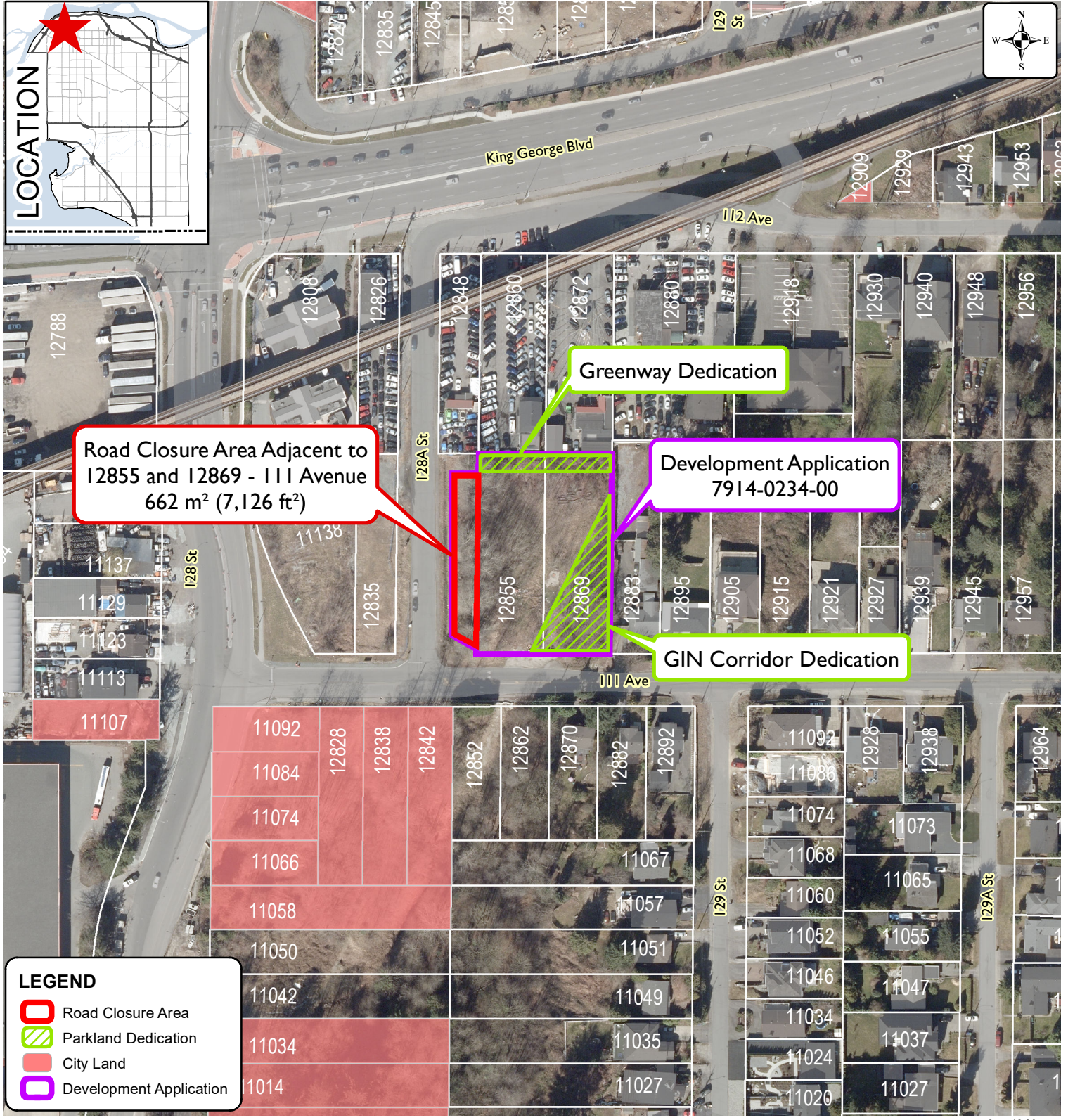
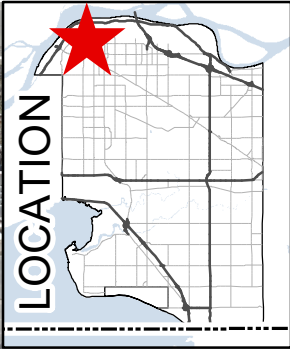
The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation as generally described in this report.

Scott Neuman, P.Eng.
General Manager, Engineering

KAM/amg/cc

Appendix "I" - Aerial Photograph of Road Closure Area and Adjacent Properties
Appendix "II" - Development Application 7914-0324-00 Site Plan
Appendix "III" - Development Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Road Closure Area Adjacent to 12855 and 12869 - 111 Avenue
662 m² (7,126 ft²)

Greenway Dedication

Development Application
7914-0234-00

GIN Corridor Dedication

LEGEND

- Road Closure Area
- Parkland Dedication
- City Land
- Development Application

Produced by GIS Section: 25-May-2020, P205934

Date of Aerial Photograph: March 2019

Scale: 1:2,000

0 10 M



Road Closure Adjacent to 12855 & 12869 - 111 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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_rty12855,12869-111Ave.mxd

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
OVER PART OF SECTION 16, BLOCK 5 NORTH, RANGE 2 WEST,
NEW WESTMINSTER DISTRICT, PLAN 493.

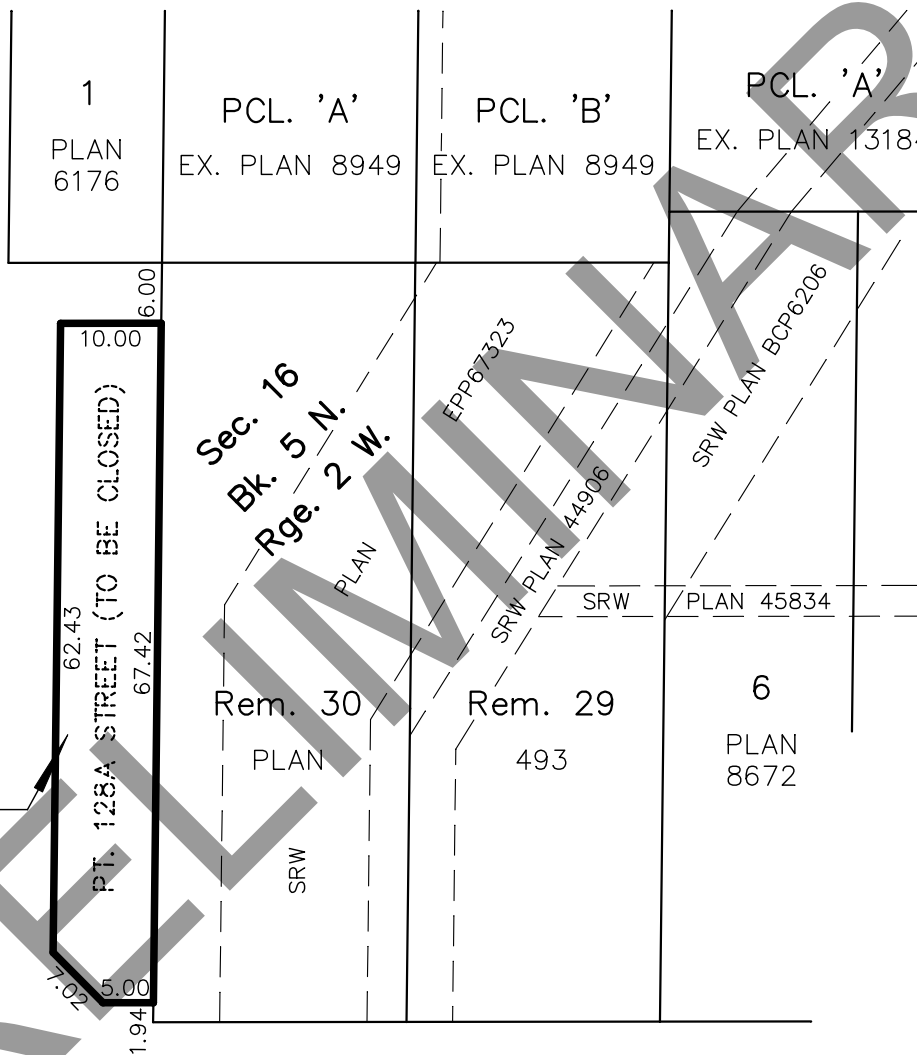
"FOR REZONING PURPOSES"

Current Civic Address:
12855 & 12869 – 111 Avenue
Surrey, BC

SCALE 1:750



128A STREET



BLOCK 'A'
662m²
(7123ft²)

NOTES:

- All dimensions are in metres.
- Lot dimensions have been derived from Land Title Office records and are subject to change upon legal field survey.

111 AVENUE

2nd DAY OF JUNE, 2020.

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 Drawn by: MD

LEGEND:

- Ex. Plan -denotes explanatory plan
- ft² -denotes square feet
- m² -denotes square metres
- PT. -denotes part

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

MARK J.R. DAILEY BCLS 867