

NO: R129

COUNCIL DATE: September 14, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 9, 2020**

FROM: **General Manager, Engineering**

FILE: **7919-0235-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance adjacent to 1864, 1894, 1920, 1940, 1960 & 1980 – 165A Street and 16588 – 20 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,018.6 m² (10,964 ft.²) area of closed road allowance adjacent to 1864, 1894, 1920, 1940, 1960 & 1980 – 165A Street and 16588 – 20 Avenue under previously approved terms for this closure and sale, as outlined in Corporate Report No. R057; 2020, 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 1864, 1894, 1920, 1940, 1960 & 1980 – 165A Street and 16588 – 20 Avenue.

DISCUSSION

On April 6, 2020, Council authorized the Engineering Department (Resolution No. R20-440 related to Corporate Report No. R057) to proceed with the closure and sale of portion of redundant road allowance having an area of 1,018.6 m² (10,964 ft.²) for the purpose of allowing consolidation with and subdivision of the properties known as 1864, 1894, 1920, 1940, 1960 & 1980 – 165A Street and 16588 – 20 Avenue. Council's approval of the sale of this 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 this redundant portion of road allowance has 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 1864, 1894, 1920, 1940, 1960 & 1980 – 165A Street and 16588 – 20 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R057; 2020.

Scott Neuman, P.Eng.
General Manager, Engineering

KT/sw/cc

Appendix “I” - Corporate Report No. R057; 2020

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CORPORATE REPORT

NO: R057

COUNCIL DATE: April 6, 2020

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

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 m² (10,964 ft.²) 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 m² (10,964 ft.²) 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 **Note: Appendices available upon request**
Appendix "II" - Development Application No. 7919-0235-00 Concept Plan