

NO: R153

COUNCIL DATE: October 19, 2020

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 5, 2020**

FROM: **General Manager, Engineering**

FILE: **7918-0313-00**

SUBJECT: **Closure of Road Adjacent to 17494, 17502 and 17524 – 100 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 489.6 m<sup>2</sup> (5,270 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 17494, 17502 and 17524 – 100 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 unconstructed road allowance for consolidation with three adjacent properties pursuant to the development of 42 townhouse units under Development Application No. 7918-0313-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 489.6 m<sup>2</sup> (5,270 ft.<sup>2</sup>) portion of unconstructed road (the “Road Closure Area”) adjacent to 17494, 17502 and 17524 – 100 Avenue (the “Adjacent Properties”) assembled for a townhouse development.

### Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are zoned One-Acre Residential (RA) Zone and designed “Suburban” in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7918-0313-00. This Development Application is seeking approval to permit the development of 42 townhouse units as illustrated in Appendix “II” attached to this report.

The road closure proposal was referenced in the September 16, 2019 Planning & Development Report to Council related to Development Application No. 7918-0313-00, and the related Rezoning Bylaw was granted Third Reading by Council on October 9, 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 internal 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 proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, the road closure supports the following Desired Outcomes:

- 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

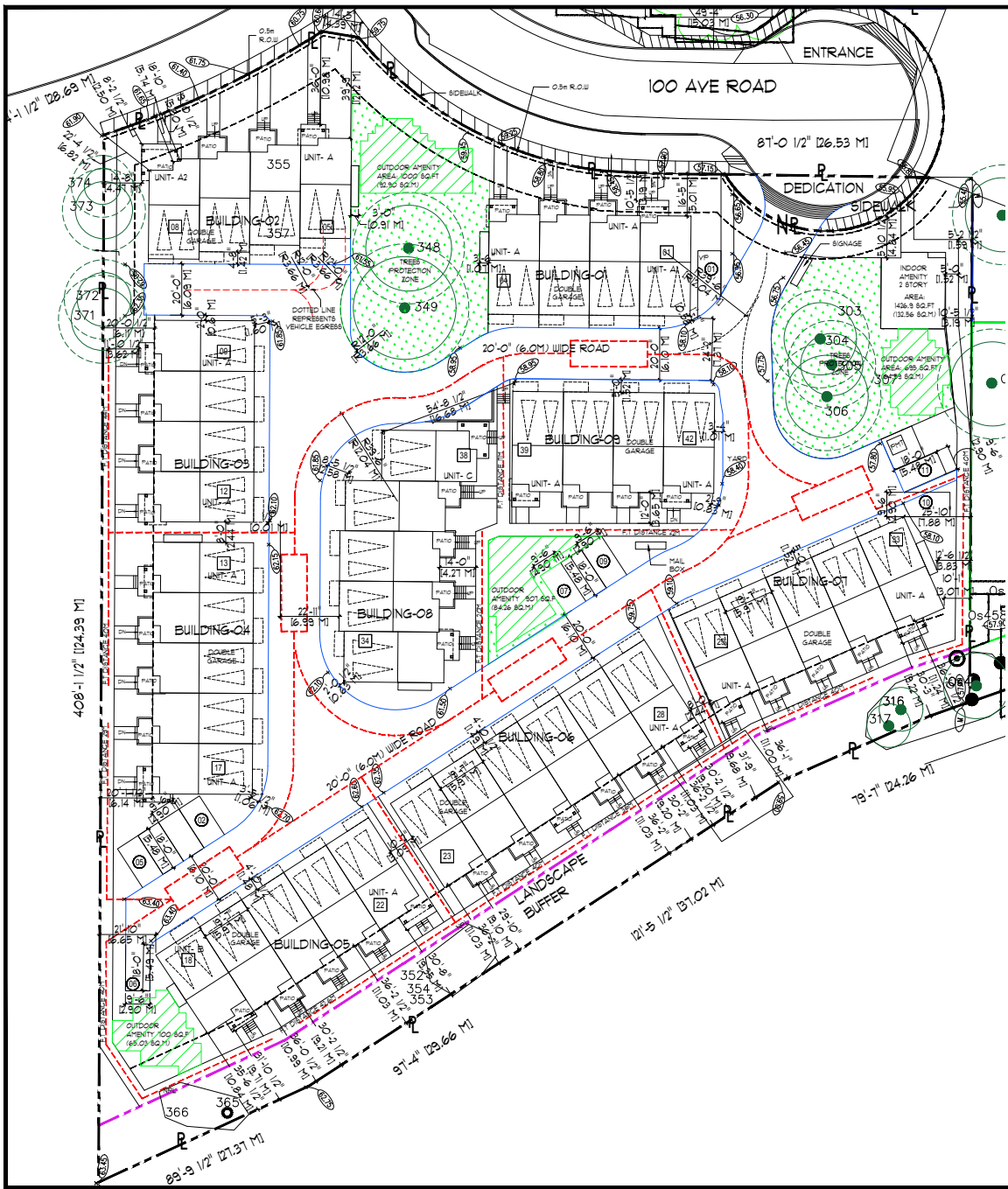
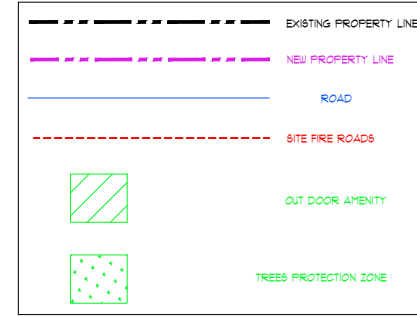
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Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7918-0313-00 Site Layout



# APPENDIX "II"



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MARK	DATE	DESCRIPTION
1	08 JAN 2018	ISSUED FOR PRELIMINARY
2	08 JAN 2018	ISSUED FOR PERMITS
3	08 JAN 2018	ISSUED FOR PERMITS

**PROJECT:**  
 17524-TOWNHOUSES  
 17534-80 AVENUE, SURREY, BRITISH COLUMBIA  
**SHEET DESCRIPTION:**  
 SITE PLAN

**OWNER:**  
 PANORAMA MEWS DEVELOPEMENT LTD.

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 938-3381  
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 drj@archshau.ca

SCALE: 1/20" = 1'-0"	PROJECT NO: ----
DATE: 08 JAN 2018	DRAWN: RS
DRAWN: RS	SHEET: DP-A-2.11
REVISIONS: 3	

1 SITE PLAN  
 DP-A-2.11 1/20" = 1'-0"

