

NO: R036

COUNCIL DATE: February 22, 2021

---

## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 17, 2021**

FROM: **General Manager, Engineering** FILE: **0910-40/226**  
XC: **7920-0135-00**

SUBJECT: **Closure of Road Adjacent to 11242 and 11250 – 128 Street, 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue; and Sale of City Lands located at 11242 and 11250 – 128 Street**

---

## RECOMMENDATION

The Engineering Department recommends that Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of 4,208 m<sup>2</sup> (1.038 acres) surplus portions of the constructed roads of 128 Street, King George Boulevard and 112B Avenue, adjacent to two City-owned lots located at 11242 and 11250 – 128 Street and 16 privately-owned lots located at 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue; and
2. Approve the sale of the two City-owned lots located at 11242 and 11250 – 128 Street (PID Nos. 004-401-620 and 003-102-823).

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 firstly to close and remove as dedicated road 4,208 m<sup>2</sup> (1.038 acres) portions of 128 Street, King George Boulevard frontage road, and 112B Avenue (the “Road Closure Areas”), and secondly to dispose of two City parcels located at 11242 and 11250 – 128 Street (the “City Lands”), all for consolidation and development with 16 privately-owned adjacent parcels located at 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue (the “Adjacent Lands”) under Development Application No. 7920-0135-00.

## **BACKGROUND**

### **Property Description**

The 4,208 m<sup>2</sup> (1.038 acres) Road Closure Areas border an assembled site comprised of the City Lands and the Adjacent Lands. The Road Closure Areas are identified on the survey plan attached as Appendix “II” to this report. The City Lands have a total area of 656.45 m<sup>2</sup> (0.162 acres). The Road Closure Areas, the City Lands and the Adjacent Lands together constitute a development site of 18,001 m<sup>2</sup> (4.448 acres) in size.

### **Zoning, Plan Designations and Land Uses**

The Road Closure Areas, City Lands and Adjacent Lands are currently zoned in parts Highway Commercial Zone (CHI), Special Industry Zone (I-4), and Light Impact Industrial Zone (IL). They are designated “Industrial” in the Official Community Plan.

## **DISCUSSION**

### **Purpose of Road Closure and Disposition of City Lands**

The Road Closure Areas and the City Lands are intended to be consolidated with the Adjacent Lands and rezoned under Development Application No. 7920-0135-00. This Application is seeking approval to rezone the assembled site to IL Zone to permit the development of a 10,200 m<sup>2</sup>, one-storey (with mezzanine) industrial building, as illustrated in Appendix “III” attached to this report. The proposed road closure was referenced in the July 27, 2020 Planning Report to Council related to Application No. 7920-0135-00, and the related Rezoning Bylaw was granted Third Reading by Council on September 14, 2020. The Preliminary Layout Approval was issued October 6, 2020.

The proposed road closure and disposition of the City Lands have 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 Areas and the City Lands 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 of City lands supports the City's Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Economic Prosperity and Livelihoods. Specifically, the road closure and land sale support the following Desired Outcomes ("DO"):

- Economy DO4: Surrey's economy is diversified with a mix of service, industrial, agricultural, and innovation-based businesses;
- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy; and
- Economy DO7: The City's strong revenue base includes a balance of commercial and residential property taxes.

## **CONCLUSION**

The Road Closure Areas and the City Lands are surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Areas and the City Lands are considered reasonable. It is therefore recommended that Council authorize and approve the steps as generally described in this report.

Scott Neuman, P.Eng.  
General Manager, Engineering

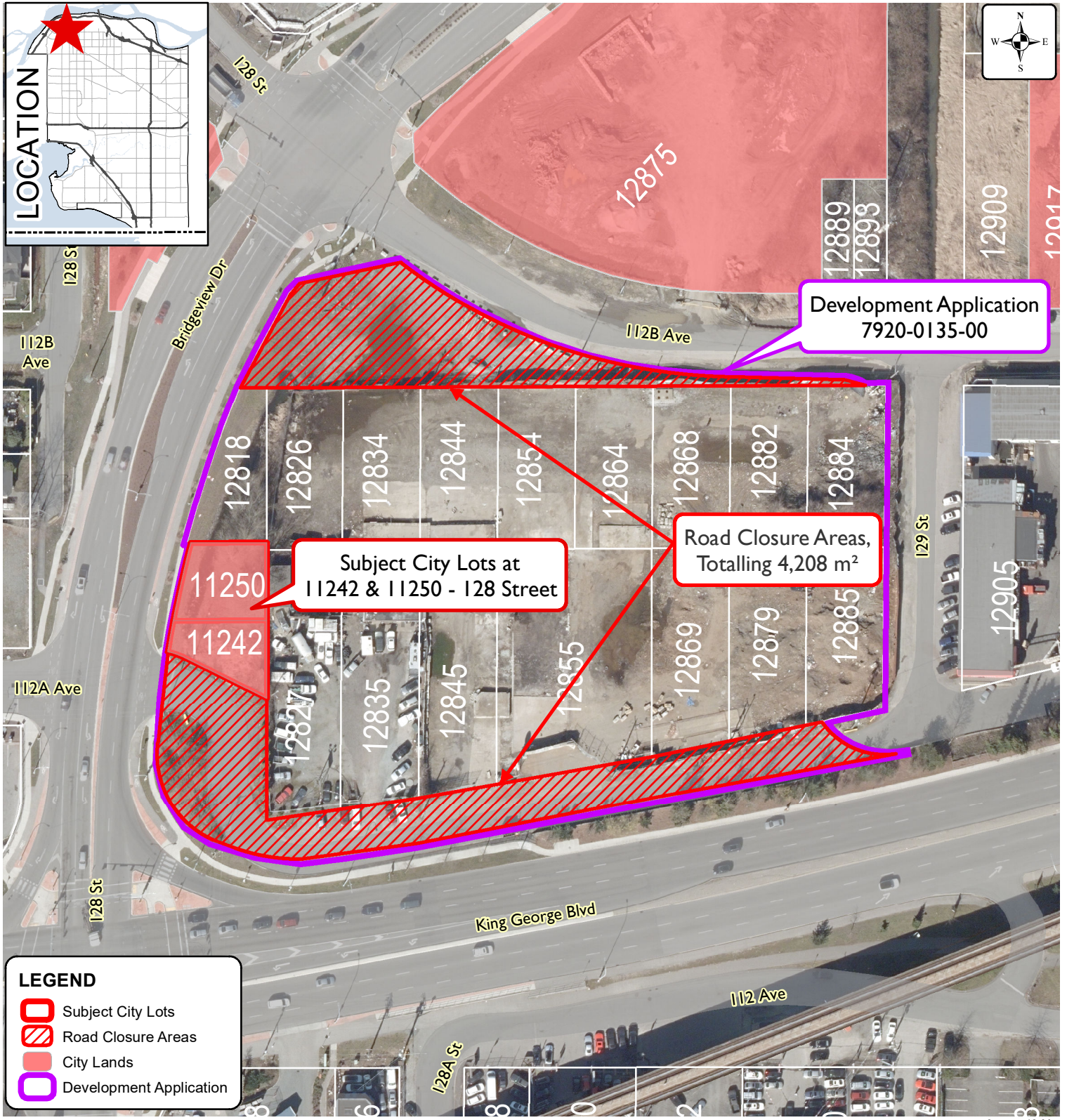
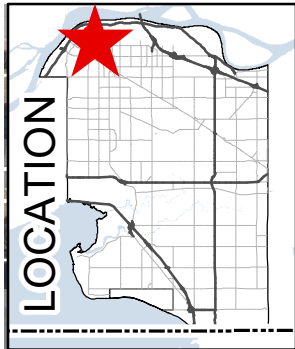
AW/ap/cc

Appendix "I" - Aerial Photograph of Site

Appendix "II" - Survey Plan of Road Closure Areas

Appendix "III" - Development Application 7920-0135 Site Plan

# AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Subject City Lots
- Road Closure Areas
- City Lands
- Development Application

Produced by GIS Section: 21-Jan-2021, P205934

Date of Aerial Photograph: March 2019

Scale: 1:1,250



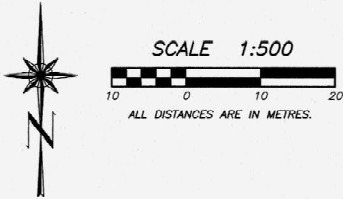
**Closure of Road Adjacent to 11242 & 11250  
- 128 Street, 12827 to 12885 King George  
Boulevard and 12818 to 12884 - 112B Avenue;  
and Sale of City Lots at 11242 & 11250 - 128 Street**

**ENGINEERING  
DEPARTMENT**

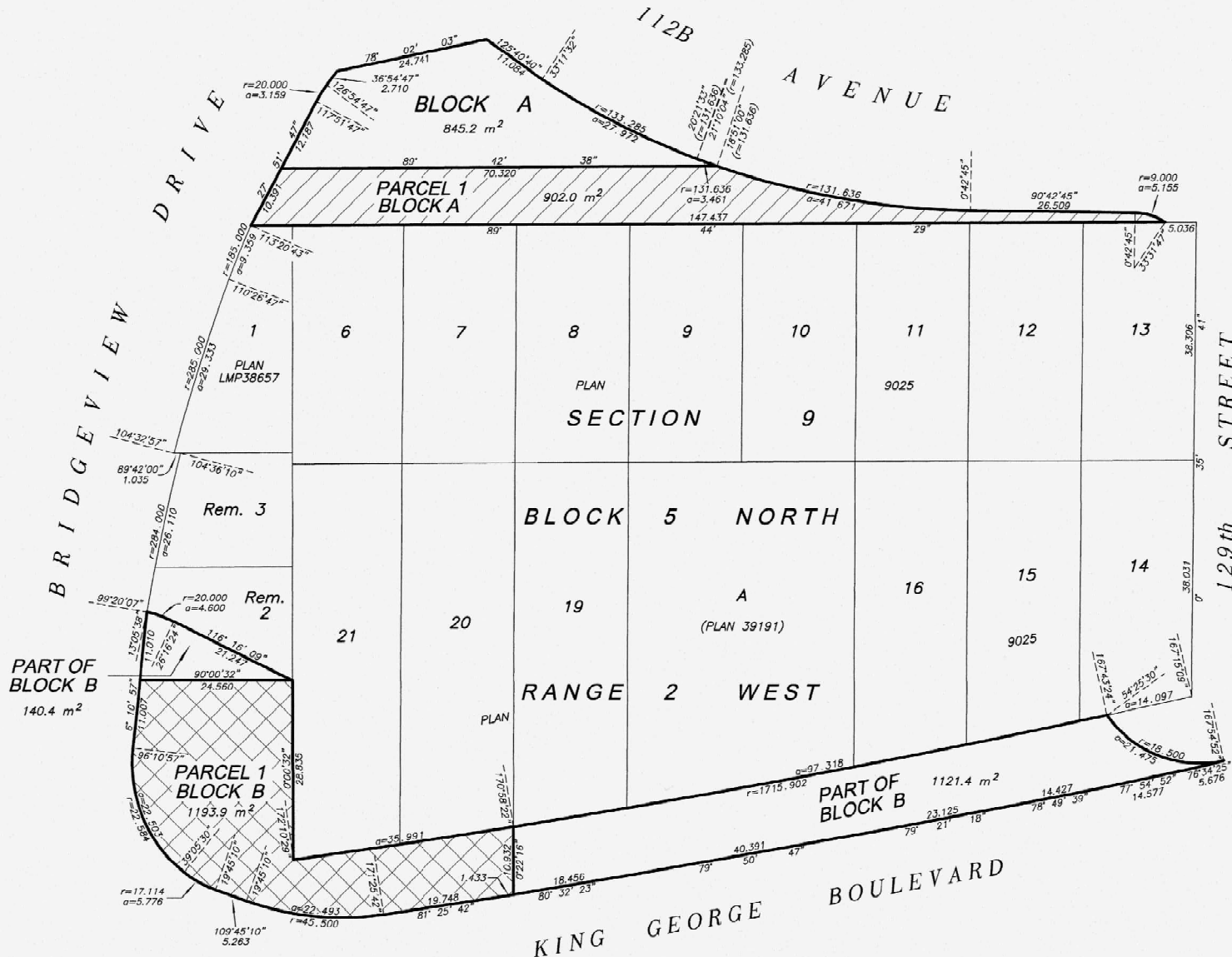
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No. \_\_\_\_\_ OVER  
PARTS OF ROAD DEDICATED BY PLANS 480, 5719,  
84079, LMP52739 AND BCP33638;  
ALL OF SECTION 9, BLOCK 5 NORTH, RANGE 2 WEST,  
NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING  
B.C.G.S. 92G.016



BOOK OF REFERENCE		
ZONE	LEGAL DESCRIPTION	AREA
PARCEL 1 BLOCK A SHOWN	PART OF: - ROAD, PLAN 480; SECTION 22, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.	902.0 m <sup>2</sup>
BLOCK A	PART OF: - ROAD, PLAN LMP52739; - ROAD, PLAN BCP33638; ALL OF SECTION 22, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.	845.2 m <sup>2</sup>
PARCEL 1 BLOCK B SHOWN	PART OF: - ROAD, PLAN 5719; - ROAD, PLAN 84079; ALL OF SECTION 22, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.	1193.9 m <sup>2</sup>
PART OF BLOCK B	PART OF: - ROAD, PLAN 5719; ALL OF SECTION 22, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.	1121.4 m <sup>2</sup>
PART OF BLOCK B	PART OF: - ROAD, PLAN 84079; ALL OF SECTION 22, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.	140.4 m <sup>2</sup>
TOTAL		4202.9 m <sup>2</sup>

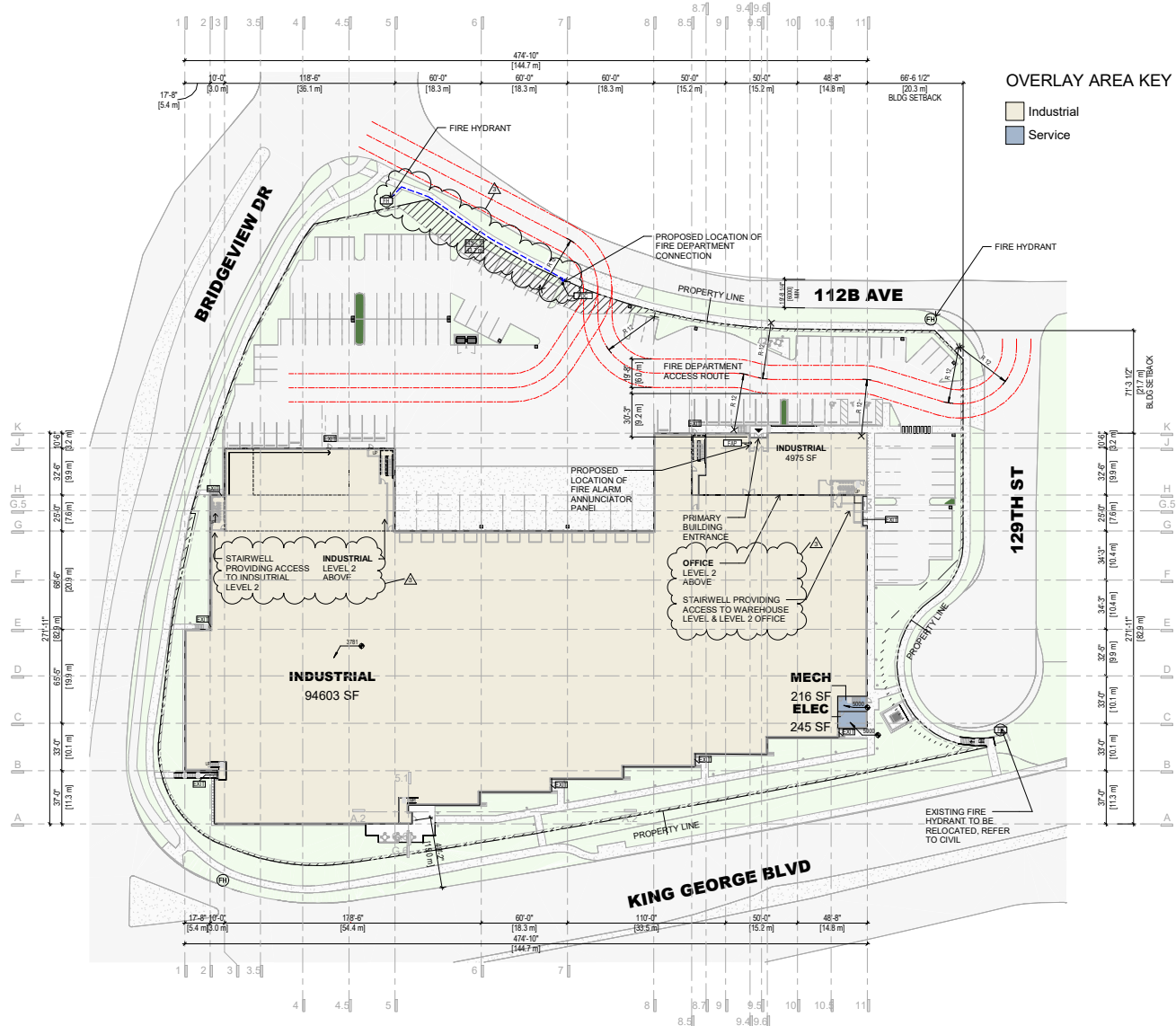


CERTIFIED CORRECT  
THIS 16th DAY OF JULY, 2020  
*Robert Adriaensen*  
ROBERT ADRIAENSEN, BCLS #972

BENNETT LAND SURVEYING LTD.  
B.C. & CANADA LAND SURVEYORS  
#203-15310 103A AVENUE,  
SURREY, B.C. V3R 7A2  
PHONE : 604-582-0717

DRAWING # 31080-2 Revision #3  
FILE # 31080-2\_R3  
DATE : JULY 16, 2020

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



**OVERLAY AREA KEY**

- Industrial
- Service

① Site Plan - Fire Safety Plan - DP  
1 : 400

3	DATE TBC	RESUBMITTED FOR CP
2	July 17,	RESUBMITTED FOR CP
	2020	
1	July 15,	RESUBMITTED FOR CP
	2020	
REV	DATE	DESCRIPTION
SCALE	1:400	DATE: October 16, 2020
PROJECT NUMBER	2020	DRAWN: Author
		PROJECT NUMBER: 1903
CAD FILE	C:\Users\Author\Documents\Bosha\Bosha\1903\1903.dwg	
DATE	10/16/2020	TIME: 11:01:14 AM

**BOSA Commercial**  
TKA ARCHITECTURE + DESIGN INC  
301 - 1250 PROSPECT STREET | VANCOUVER, BC V6J 1C7 | PH: 604 266 3939

**BOSA Bridgeview**  
12850 112B Ave Surrey, BC

**Site Plan - Fire Safety**  
PLOT DATE: 10/20/20 11:01:14 AM

**.A002**