

NO: R119

COUNCIL DATE: June 14, 2021

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 28, 2021**

FROM: **General Manager, Engineering**

FILE: **7920-0112-00**

XC: **0910-30/221**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 14933 Colebrook Road (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,949.7 m² (20,986 ft.²) area, based on final survey information, of closed road allowance adjacent to 14933 Colebrook Road under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro46; 2021, 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 14933 Colebrook Road.

DISCUSSION

On March 8, 2021, Council authorized the Engineering Department (Resolution No. R21-388 related to Corporate Report No. Ro46) to proceed with the closure and sale of portion of redundant road allowance having an area of 1,950 m² (20,990 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the property known as 14933 Colebrook Road. The area related to the closure and sale has been adjusted to reflect final survey information. 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 have 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 the closed portion of road allowance adjacent to 14933 Colebrook Road under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Ro46; 2021.

Scott Neuman, P.Eng.
General Manager, Engineering

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Appendix "I" - Corporate Report No. Ro46; 2021

[https://surreybc.sharepoint.com/sites/ENG.Administration/WP Docs/2021/Admin/CR/Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 14933 Colebrook Road \(Step 2\)/DRAFT Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 14933 Colebrook Road \(Step 2\).docx](https://surreybc.sharepoint.com/sites/ENG.Administration/WP Docs/2021/Admin/CR/Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 14933 Colebrook Road (Step 2)/DRAFT Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 14933 Colebrook Road (Step 2).docx)

CORPORATE REPORT

NO: *R046*

COUNCIL DATE: *March 8 2021*

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 3, 2021**

FROM: **General Manager, Engineering**

FILE: **7920-0112-00**

XC: **0910-30/221**

SUBJECT: **Closure of Road Allowance Adjacent to 14933 Colebrook Road**

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 1,950m² (20,990 ft.²) area of road located adjacent to the property 14933 Colebrook Road, as generally illustrated in Appendix "I" attached to this report, subject to Council's approval of the Third Reading of Rezoning Bylaw No. 20302 on March 8, 2021, and 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 Panorama Drive as road allowance for the consolidation and development with the privately-owned adjacent property 14933 Colebrook Road (the "Adjacent Property").

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 1,950 m² (20,990 ft.²) portion of Panorama Drive (the "Road Closure Area") adjacent to 14933 Colebrook Road.

Zoning, Plan Designations and Land Uses

The Road Closure Area is currently zoned Comprehensive Development Zone (CD), and the Adjacent Property is currently zoned Residential One Acre (RA) and is designated "Mixed Employment" and "Suburban" in the Official Community Plan. The Adjacent Property is designated "Proposed Business Park" in the East Panorama Ridge Neighbourhood Concept Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area and the Adjacent Property are intended to be rezoned to Business Park 2 Zone (IB-2) and consolidated under Development Application No. 7920-0112-00. The Development Application is seeking approval to permit the development of a two multi-use industrial business park buildings. The proposed road closure was reference in the February 22, 2021 Planning Report to Council related to Development Application No. 7920-0112-00.

The proposed 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 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

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Appendix "I" - Aerial Photograph of Road Closure Area and Adjacent Property

https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/rr/draft_closure_of_road_allowance_adjacent_to_14933_colebrook_road.docx
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Note: Appendix available upon request