

NO: R242

COUNCIL DATE: December 20, 2021

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 5, 2021**

FROM: **General Manager, Engineering**

FILE: **7917-0397-00**

SUBJECT: **Closure of Road Adjacent to 13317, 13335 King George Boulevard and
13377 Barker Street**

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 1,840 m² portion of unconstructed road allowance adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street, 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 the adjacent property to allow for a multiple residential development under Development Application No. 7917-0397-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 1,840 m² portion of unconstructed road (the "Road Closure Area") adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street (the "Adjacent Properties") that will be consolidated and developed into a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings.

Zoning, Plan Designations and Land Uses

The property located at 13317 King George Boulevard is zoned Highway Commercial Industrial (CHI) Zone and Single Family Residential (RF) Zone. The property located 13335 King George Boulevard is zoned Highway Commercial Industrial (CHI) Zone. The property located at 13377 Barker Street and the Road Closure Area are zoned Comprehensive Development (CD) Zone. The Adjacent Properties are designated "Multiple Residential" in the Official Community Plan and Low to Mid Rise up to 2.5 FAR in the City Centre 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. 7917-0397-00. This Development Application is seeking approval to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings as generally illustrated in Appendix "II" attached to this report.

The road closure proposal was referenced in the December 16, 2019 Planning Report to Council related to Development Application No. 7917-0397-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 13, 2020.

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 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 independent accredited 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. The Road Closure Area provides density contributions to the Adjacent Properties pursuant to their development proposal.

Scott Neuman, P.Eng.
General Manager, Engineering

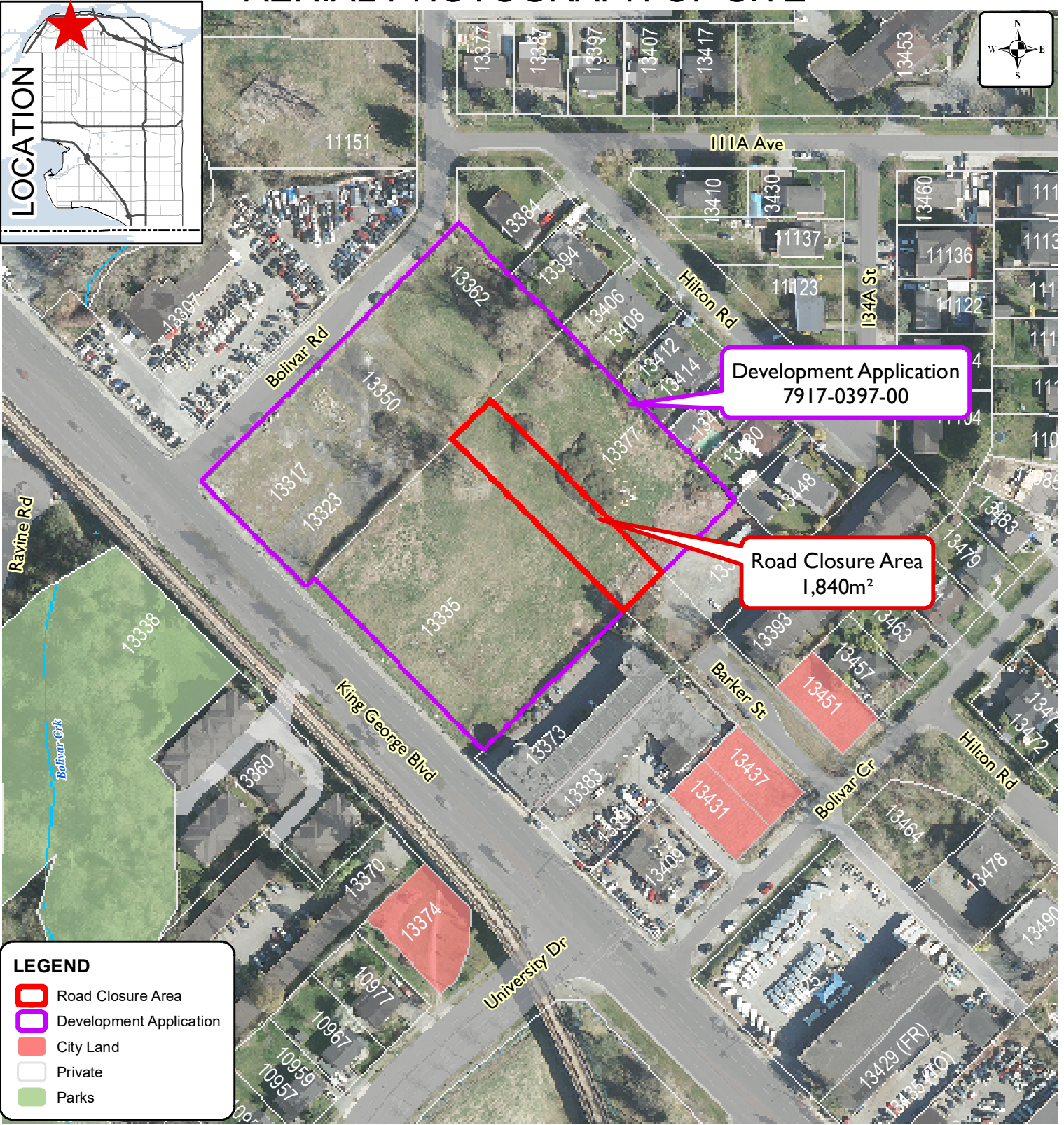
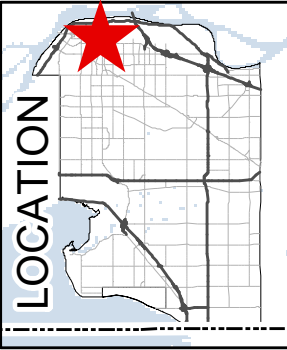
PK/rr

Appendix "I": Aerial Photograph of Site

Appendix "II": Development Application 7917-0397-00 Site Plan

https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/cr/final_crs/december_20/closure_of_road_adjacent_to_13317_13335_king_george_boulevard_and_13377_barker_street.docx
JHS 12/16/21 9:45 AM

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Road Closure Area
- Development Application
- City Land
- Private
- Parks

Produced by GIS Section: 30-Nov-2021, JJR

Date of Aerial Photograph: March 2021

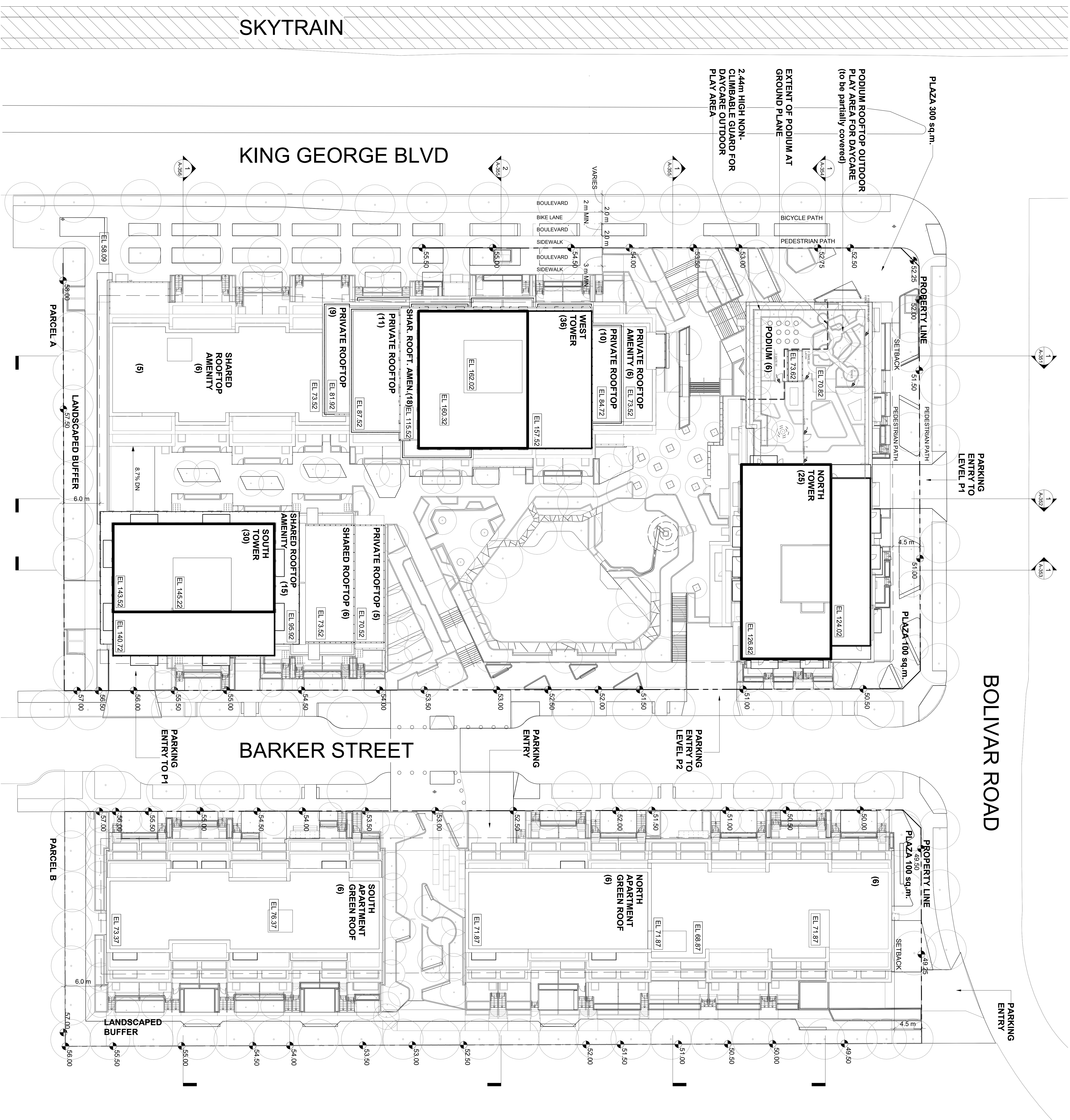
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**Closure of Road Adjacent to
13317, 13335 King George Boulevard and
13377 Barker Street**

**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.



BOLIVAR ROAD

KING GEORGE BLVD

BARKER STREET

SKYTRAIN

M C M
**Musson
 Cattell
 Mackey
 Partnership**
 Architects Designers Planners

Office: Plaza
 1066 West Hastings Street
 Suite 1900
 Vancouver, British Columbia
 Canada V6E 3K4
 F: 604.687.2772
 MCM@architects.com

Revisers



13335 KING
 GEORGE
 BOULEVARD
 13335 KING
 GEORGE BLVD
 SURREY
 Project
 Site Plan with
 Roof Amenity

Drawing
 Scale 1:250
 Project 217022
 Phase BLOC
 Sheet **A-102**

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