

NO: R001

COUNCIL DATE: January 17, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 13, 2022**

FROM: **General Manager, Engineering**

FILE: **7918-0322-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 517.9 m<sup>2</sup> area, based on final survey information, of closed road allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive under previously approved terms for this closure and sale as outlined in Corporate Report No. R180; 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 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive.

## DISCUSSION

On September 27, 2021, Council authorized the Engineering Department (Resolution No. R21-1778 related to Corporate Report No. R180; 2021) to proceed with the closure and sale of a portion of redundant road allowance having an area of 518 m<sup>2</sup> for the purpose of allowing consolidation with and to allow subdivision of the properties known as 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive. The area related to the closure and sale has been adjusted to reflect final survey information. Council’s approval of the sale of these portions 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 these redundant portions of road/lane 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 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R180; 2021.

Scott Neuman, P. Eng.  
General Manager, Engineering

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Appendix "I": Corporate Report No. R180; 2021

[https://surreybc.sharepoint.com/sites/eng.administration/wp\\_docs/2022/admin/cr/final/sale of closed portion of road 13943 96.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/final/sale%20of%20closed%20portion%20of%20road%2013943%2096.docx)  
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NO: **R180**

COUNCIL DATE: **September 27, 2021**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 14, 2021**

FROM: **General Manager, Engineering**

FILE: **7918-0322-00**

SUBJECT: **Closure of Road Adjacent to 13943, 13953, 13963 – 96 Avenue and  
13942, 13952, 13962 Laurel Drive**

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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 518 m<sup>2</sup> (5,576 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive, 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 development of two 6-storey buildings comprising of 173 apartment dwelling units under Development Application No. 7918-0322-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 518 m<sup>2</sup> (5,576 ft.<sup>2</sup>) portion of unconstructed road (the "Road Closure Area") adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive (the "Adjacent Properties"). It is intended that the Road Closure Area become consolidated into the Adjacent Properties, to be developed into two 6-storey apartment buildings.

### Zoning, Plan Designations and Land Uses

The Adjacent Properties are zoned Single Family Residential (RF) Zone and designed "Multiple Residential" in the Official Community Plan. The Adjacent Properties are designated Residential Low to Mid Rise up to 2.5 FAR in the City Centre Land Use 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. 7918-0322-00. This Development Application is seeking approval to permit the development of 173 apartment dwelling units as illustrated in Appendix "II" attached to this report. The road closure proposal was referenced in the November 9, 2020 Planning & Development Report to Council related to Development Application No. 7918-0322-00, and the appropriate Rezoning Bylaw was granted Third Reading by Council on November 23, 2020.

The proposed road closure has been circulated to all potentially concerned City departments for review none have expressed objections to 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 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 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, viewsapes, 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 to consolidate with the adjacent property to allow for development of two 6-storey buildings comprising of 173 apartment dwelling units under Development Application No. 7918-0322-00. The Road Closure Area is an integral component of the development and consolidation requirements, as generally described in this report.



Scott Neuman, P.Eng.  
General Manager, Engineering

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Appendices available upon request

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7918-0322-00 Site Layout

[https://surreybc.sharepoint.com/sites/eng.administration/wp/docs/2021/admin/cr/final crs/september 27/closure of road adjacent to 13943, 13953 .docx](https://surreybc.sharepoint.com/sites/eng.administration/wp/docs/2021/admin/cr/final%20crs/september%2027/closure%20of%20road%20adjacent%20to%2013943%2013953.docx)  
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