

NO: R020

COUNCIL DATE: January 31, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 20, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0091-00**

SUBJECT: **Closure of Road Adjacent to 10458, 10476, 10490 and 10508 - 138A Street and 10463, 10469/77, 10495 and 10505 - 139 Street**

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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 658.6 m<sup>2</sup> portion of unopened road allowance located adjacent to 10458, 10476, 10490 and 10508 - 138A Street and 10463, 10469/77, 10495 and 10505 - 139 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 unopened road allowance for disposition and consolidation with the adjacent lands under Development Application No. 7919-0091-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 658.6 m<sup>2</sup> portion of unconstructed road (the "Road Closure Area") adjacent to 10458, 10476, 10490 and 10508 - 138A Street and 10463, 10469/77, 10495 and 10505 - 139 Street (collectively, the "Adjacent Properties"). It is intended that the Road Closure Area become consolidated into the Adjacent Properties, to be developed into four, six-storey apartment buildings.

### Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are currently zoned Single Family Residential (RF) Zone and are designated "Multiple Residential" in the Official Community Plan and "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 with the Adjacent Properties and rezoned from RF to Comprehensive Development (CD) Zone (based on RM-70) under Development Application No. 7919-0091-00 to permit the development of four, 6-storey apartment buildings with 299 dwelling units. The proposed road closure was referenced in the July 26, 2021, Planning Report to Council related to Application 7919-0091-00 and the related Rezoning Bylaw was granted Third Reading by Council on September 13, 2021.

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 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, this road closure supports the following Desired Outcomes ("DO"s):

- 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 and conditions related to the disposition of the Road closure Area are considered reasonable to consolidate with the Adjacent Properties to allow for the development of four, six-storey apartment buildings comprising 299 dwelling units under Development Application No. 7919-0091-00. 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

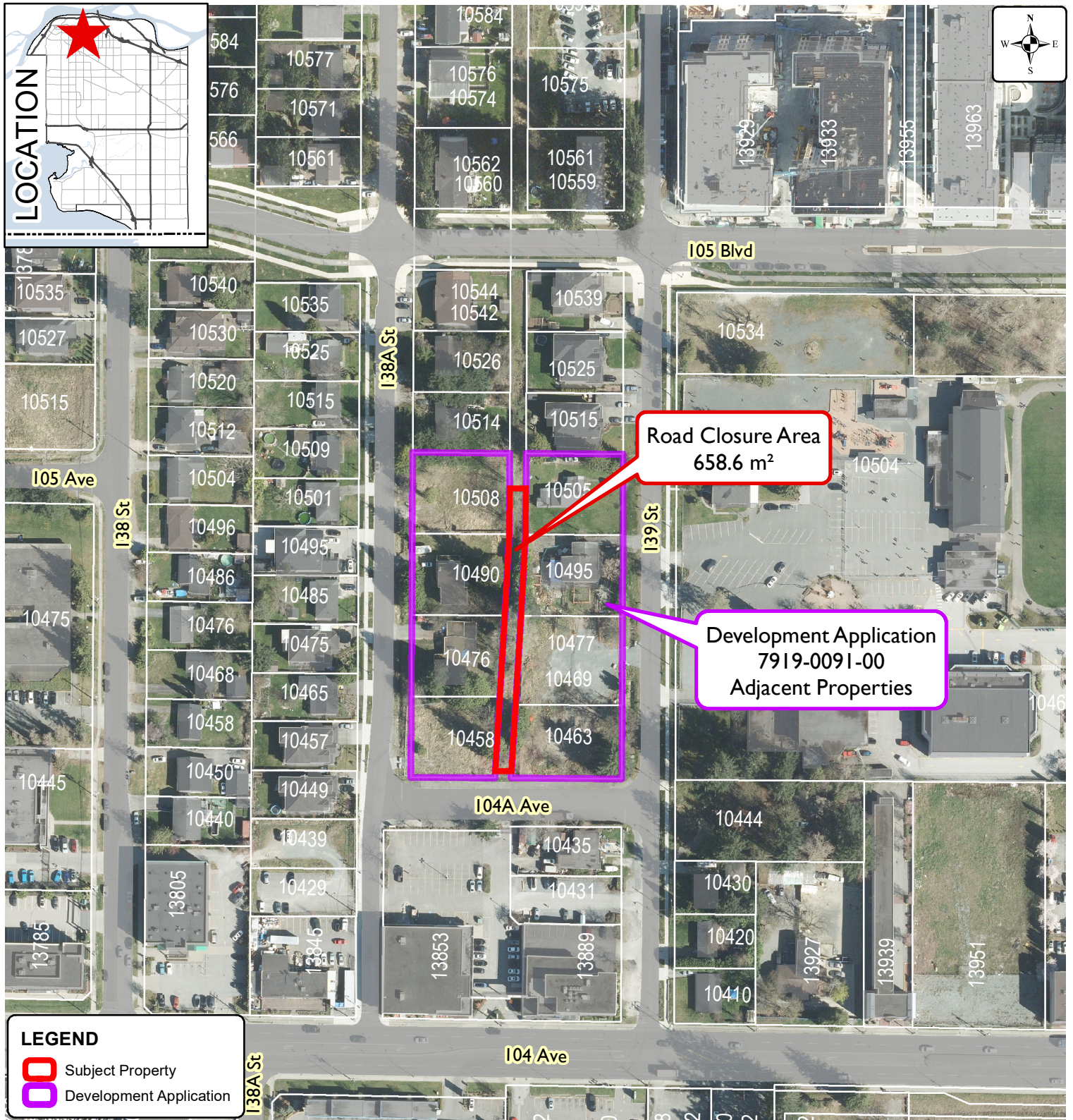
KSW/rr/js

## Appendix "I" – Aerial Photograph of Site

[https://surreybc.sharepoint.com/sites/eng/administration/wp\\_docs/2022/admin/cr/january 31/4 closure 10458/closure of road adjacent to 10458 \(01202022\) ja .docx](https://surreybc.sharepoint.com/sites/eng/administration/wp_docs/2022/admin/cr/january%2031/4%20closure%2010458/closure%20of%20road%20adjacent%20to%2010458%20(01202022)%20ja.docx)  
JHS 1/27/22 10:58 AM



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 07-Jan-2022, P205934

Date of Aerial Photograph: April 2021

Scale: 1:2,000 0 20 M



**Closure of Road Adjacent to  
10458, 10476, 10490 and  
10508 – 138A Street and 10463, 10469/77, 10495  
and 10505 – 139 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.

Source:  
G:\MAPPING\GIS\Maps\CorporateReps\Reality\JJR\_rityRoadClosureAdjacentTo10458-138Ast\_AP.mxd