



# **Corporate** NO: R025

# **Report** COUNCIL DATE: February 26, 2001

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: February 9, 2001**

**FROM: General Manager, Engineering**    **FILE: 7900-0008**

**SUBJECT: Road Exchange at 131A Street and 104 Avenue (School District No. 36) (Page 11)**

## **RECOMMENDATION**

That Council authorize:

1. a road exchange to close a  $\pm 3,036 \text{ m}^2$  ( $\pm 32,680 \text{ s.f.}$ ) opened portion of 131A Street at 104 Avenue in exchange for a:

- $\pm 24 \text{ m}^2$  ( $\pm 258 \text{ s.f.}$ ) portion of PID No. 010-505-547 (13153 - 104 Avenue);
- $\pm 28 \text{ m}^2$  ( $\pm 301 \text{ s.f.}$ ) portion of PID No. 010-505-555 (13161 - 104 Avenue);
- $\pm 28 \text{ m}^2$  ( $\pm 301 \text{ s.f.}$ ) portion of PID No. 001-112-309 (13171 - 104 Avenue);
- $\pm 28 \text{ m}^2$  ( $\pm 301 \text{ s.f.}$ ) portion of PID No. 010-147-489 (13185 - 104 Avenue);
- $\pm 229 \text{ m}^2$  ( $\pm 2,465 \text{ s.f.}$ ) portion of PID No. 010-147-675 (10415 - 132 Street);
- $\pm 62 \text{ m}^2$  ( $\pm 667 \text{ s.f.}$ ) portion of PID No. 002-370-433 (10445 - 132 Street);
- $\pm 62 \text{ m}^2$  ( $\pm 667 \text{ s.f.}$ ) portion of PID No. 010-147-764 (10447 - 132 Street);
- $\pm 62 \text{ m}^2$  ( $\pm 667 \text{ s.f.}$ ) portion of PID No. 008-042-799 (10457 - 132 Street);
- $\pm 62 \text{ m}^2$  ( $\pm 667 \text{ s.f.}$ ) portion of PID No. 010-147-781 (10467 - 132 Street);
- $\pm 26 \text{ m}^2$  ( $\pm 280 \text{ s.f.}$ ) portion of PID No. 010-471-359 (10475 - 132 Street);
- $\pm 122 \text{ m}^2$  ( $\pm 1,313 \text{ s.f.}$ ) portion of PID No. 002-097-257 (13105 - 104 Avenue); and

2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

## **BACKGROUND**

## **A. Property Location**

The road allowance proposed for road exchange is located in the Whalley area at 104 Avenue and 131A Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

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

The properties comprising the consolidation are currently zoned RF (Single Family Residential) and are used as holding properties for the reconstruction of the adjacent Junior High School.

The Official Community Plan designation for this area is Urban.

## **C. Purpose of Road Exchange**

The Surrey School Board will be constructing a new West Whalley Junior Secondary School. In exchange for the closed road, the owner will dedicate portions of land for the future widening of 132 Street and 104 Avenue.

## **D. Process**

Upon approval by Council, a reference plan prepared by the applicant is submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In conformance with Section 525(4) of the Local Government Act, the exchange will be advertised for two consecutive weeks following the Introduction and First Reading at the Regular Council meeting. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road from the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of road upon registration at the Land Title Office.

## **E. Conclusion**

The road exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the road exchange as outlined in this report.

Jorgen Johansen, P.Eng.  
General Manager, Engineering

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## Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site

#### IV. Proposed Site Plan