



Corporate NO: R122

Report COUNCIL DATE: June 4, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: May 28, 2001**

FROM: General Manager, Engineering **FILE: 7900-0269**

SUBJECT: Road Exchange at King George Highway and 22 Avenue (Page 124)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 148 \text{ m}^2$ ($\pm 1,593 \text{ s.f.}$) unopened portion of King George Highway between 22 Avenue and 24 Avenue in exchange for a $\pm 304.54 \text{ m}^2$ ($\pm 3,278 \text{ s.f.}$) portion of PID No. 011-306-866 (2289 King George Highway); and
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the South Surrey area between 22 Avenue and 24 Avenue and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily commercial.

B. Plan Designations, Zoning and Land Uses

2289 King George Highway is currently zoned CHI (Highway Commercial Industrial) and is used as a warehouse site.

Under the Official Community Plan the front half is designated commercial and the rear portion is designated urban.

C. Purpose of Road Exchange

The developer is proposing a mixed commercial/residential development with the addition of the closed road. In exchange the developer will dedicate a portion of land for the future widening of Madrona Place to the rear of the site.

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 on behalf of 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 developer to construct a mixed use development on the site. This 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

GT/mpr

j:\property\admin\corprpts\2001\05230351 -gt.doc
KJJ 5/29/01 10:57 AM

Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site
- IV. Proposed Site Plan