

Corporate NO: R118

Report COUNCIL DATE: June 17, 2002

REGULAR COUNCIL

TO: Mayor & Council **DATE: June 11, 2002**

FROM: General Manager Engineering **FILE: 0910-30/17**

SUBJECT: Road Exchange at King George Highway and 24 Avenue(2355 King George Highway) (Map 124)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 134 \text{ m}^2$ ($\pm 1,442 \text{ ft.}^2$) unopened portion of King George Highway at 24 Avenue in exchange for a $\pm 353 \text{ m}^2$ ($\pm 3,800 \text{ ft.}^2$) portion of PID No. 001-119-486 (2355 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 at 24 Avenue and the King George Highway and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily commercial.

B. Plan Designations, Zoning and Land Uses

The property located at 2355 King George Highway is currently zoned CHI (Highway Commercial Industrial). The owners of the property operate a Martial Arts Studio on the property.

Under the Official Community Plan the front half is designated Commercial and the rear portion is designated Urban.

C. Purpose of Road Exchange

The owners are proposing a two-lot residential subdivision of the rear of their property. They intend to use the area of closed road as parking for the remaining front portion of their property.

D. Process

Upon approval by Council, a reference plan prepared at the applicant's expense 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, notice of the exchange will be advertised for two consecutive weeks in a local newspaper 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 the portion of road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the owners to increase the size of their property to provide additional parking. The portion of road to be closed and consolidated is not needed for road purposes, does not affect the surrounding area, nor does it contain any Royal Oak Heritage trees.

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

Paul Ham, P Eng.

General Manager, Engineering

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Appendices

I. Location Map

II. Site Map

III. Aerial Photograph of Site