

# **Corporate** NO: R146

# **Report** COUNCIL DATE: July 15, 2002

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: July 9, 2002**

**FROM: General Manager, Engineering**    **FILE: 7900-0250**

**SUBJECT: Road Exchange at 24 Avenue and 152 Street (Page 123)**

## **RECOMMENDATION**

That Council authorize:

1. a road exchange to close a  $\pm 36$  m<sup>2</sup> ( $\pm 388$  s.f.) unopened, redundant portion of road at 24 Avenue and 152 Street in exchange for a  $\pm 324$  m<sup>2</sup> ( $\pm 3,488$  s.f.) portion of PID No. 008-944-491 (2377 - 152 Street); 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 exchange is located in the South Surrey area at 24 Avenue and 152 Street and is not subject to a Neighbourhood Concept Plan. This small 6 metre by 6 metre portion of road was dedicated in 1987 for a proposed lane extension as a condition of the original development. This portion of road is no longer required and is deemed redundant. The immediate area is primarily commercial surrounded by residential nodes.

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

The property located at 2363 - 152 Street is currently split-zoned RF (Single Family Residential) and RM-D and is a holding property. The property located at 2377 - 152 Street is currently zoned CG-2 (Combined Service Gas Station Zone) and is used as a gas station.

The Official Community Plan designation for this area is Urban.

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

The developers are proposing a 4 lot residential subdivision on the property located at 2363 - 152 Street. The developers of 2377 - 152 Street, who have a joint development application with the owners at 2363 - 152 Street, are proposing to extend the existing gas station with the addition of the portion of road. In exchange a portion of their land will be dedicated as a cul-de-sac to service the residential component of this subdivision.

### **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 road upon registration at the Land Title Office.

### **E. Conclusion**

The road exchange allows the developers to complete their proposed subdivision and gas station extension. 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.

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General Manager, Engineering

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### Appendices

I. Location Map

II. Site Map

III. Aerial Photograph of Site

IV. Proposed Subdivision Layout