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Corporate Report

NO: R105

COUNCIL DATE: May 26, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: May 19, 2003

FROM: General Manager, Engineering FILE: 7902-0155

SUBJECT: Road Exchange at 32 Avenue and Croydon Drive (Page 103)

RECOMMENDATION

That Council authorize:

- 1. a road exchange to close a $\pm 26,588$ s.f. ($\pm 2,470$ m²) unopened portion of Croydon Drive at 32 Avenue in exchange for $\pm 2,831$ s.f. (± 263 m²) of PID No. 011-356-871 (3257 152 Street); 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 exchange is located in the South Surrey area at 32 Avenue and Croydon Drive and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential with some commercial and farm/retail uses.

B. Plan Designations, Zoning and Land Uses

The properties comprising the proposed development site are zoned RA (One Acre Residential) and are vacant holding properties.

The Official Community Plan designation for this area is Suburban.

C. Purpose of Road Exchange

The developers have applied for a CD (Comprehensive Development) zone to facilitate a proposed mixed commercial development. In exchange for the road to be closed, the developer will dedicate a portion of land for the future widening of 152 Street.

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 proposed road exchange provides an opportunity for the City to close and exchange a redundant portion of Croydon Drive in return for a road widening for the future upgrading of 152 Street. 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.

Paul Ham, P Eng. General Manager, Engineering

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Appendices

- I Site Map
- II Aerial Photograph of Site