

NO: R174

COUNCIL DATE: October 30, 2023

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 26, 2023**

FROM: **General Manager, Engineering** FILE: **7919-0371-00**

SUBJECT: **Closure of Road Allowance Adjacent to 8293 King George Boulevard and 8345 – 135A Street**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 54.3 m² portion of road allowance adjacent to 8293 King George Boulevard and 8345 – 135A Street as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

INTENT

The purpose of this report is to seek Council’s approval to close and remove a portion of road allowance for consolidation with the adjacent properties to permit the development of 413 apartment units and 346 m² of commercial/retail space under Development Application No. 7919-0371-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 54.3 m² portion of road (the “Road Closure Area”) adjacent to 8293 King George Boulevard and 8345 – 135A (the “Adjacent Properties”), which will be consolidated to permit the development of 413 apartment units and 346 m² of commercial/retail space.

Zoning, Plan Designations and Land Uses

The Adjacent Properties and the Road Closure Area are zoned Tourist Accommodation (“CTA”) Zone and designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7919-0371-00. This Development Application is seeking approval to permit the development of apartment units and of commercial/retail space as generally and conceptually illustrated in Appendix "II" attached to this report.

The proposed road closure proposal was referenced in the December 20, 2021 Planning Report to Council related to Development Application No. 7919-0371-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 17, 2022.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none have expressed any objections.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area, as determined by an internal staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

CONCLUSION

The Road Closure Area is surplus to the City's needs. The Road Closure Area will be incorporated into the Adjacent Properties as part of the development process. An additional southern extension of 135A Street will be dedicated and constructed as part of this development application.

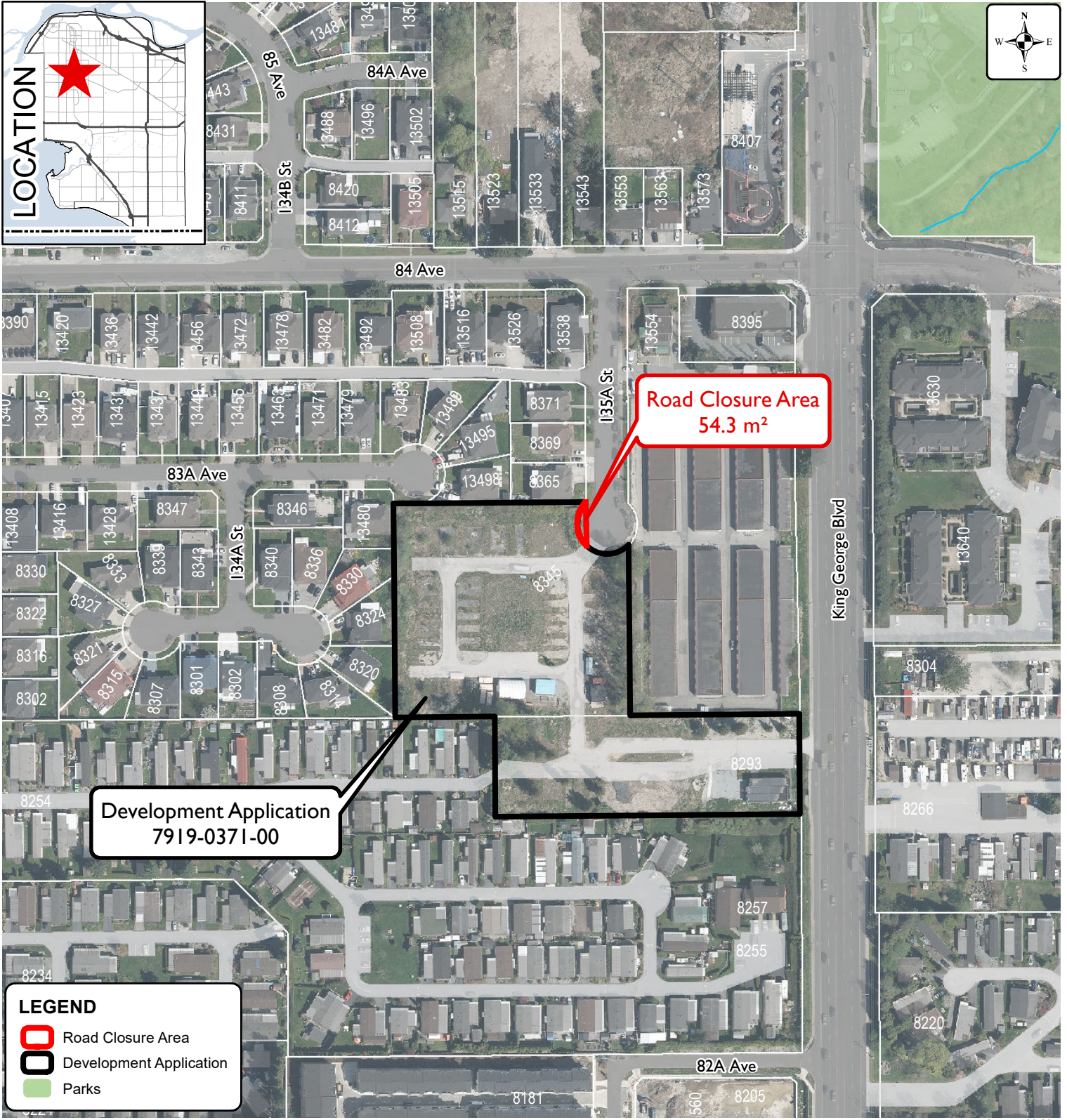
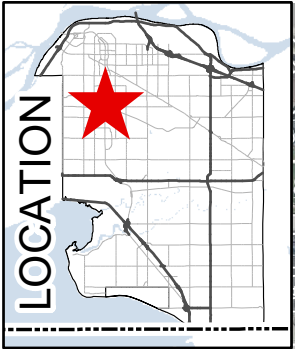
Scott Neuman, P.Eng.
General Manager, Engineering

PK/kd/bn/cc

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7919-0371-00 Conceptual Site Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 29-Sep-2023, P205803

Date of Aerial Photograph: 2023

Scale: 1:2,500



Closure of Road Adjacent to 8293 King George Boulevard and 8345 - 135A Street

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

