

NO: R114

COUNCIL DATE: June 13, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 3, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0032-00**

SUBJECT: **Closure of Road Adjacent to 2302 and 2306 King George Boulevard**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 1,109.54 m² (11,943 ft.²) portion of unconstructed road allowance located adjacent to 2302 and 2306 King George Boulevard, as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

INTENT

The intent of this report is to seek Council’s approval to close and remove a portion of unconstructed road allowance for disposition and consolidation with the adjacent properties to allow for the development of a multi-family mixed use residential rental building under Development Application No. 7919-0032-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 1,109.54 m² (11,943 ft.²) portion of unconstructed road (the “Road Closure Area”) of which 804.18 m² (8,656.12 ft.²) will be encumbered by non-City utility statutory rights-of-way (“SRW”) interests held by Fortis and BC Hydro once title is raised. The Road Closure Area is adjacent to 2302 and 2306 King George Boulevard (the “Adjacent Properties”) that have been assembled for the development of a multi-family mixed use building with ground floor commercial units and 75 residential rental units.

Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are currently zoned Highway Commercial Industrial (“CHI”) Zone and Single Family Residential (“RF”) Zone and are designated “Commercial” in the King George Highway Corridor Neighbourhood Concept Plan

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated with the Adjacent Properties and rezoned from CHI and RF to Comprehensive Development (“CD”) Zone under Development Application No. 7919-0032-00 to permit the development of a four (4) story multi-family mixed use residential rental building with ground floor commercial, 75 residential rentals units, a partial fifth floor amenity space and 146 parking spaces as generally illustrated in Appendix “II” attached to this report. The proposed road closure was referenced in the May 31, 2021 Planning Report to Council related to Application 7919-0032-00 and the related Rezoning Bylaw was granted Third Reading by Council on June 14, 2021.

The proposed 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 independent accredited appraiser.

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

SUSTAINABILITY CONSIDERATIONS

This proposed road closure and sale supports the City’s Sustainability Charter. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes (“DOs”):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. The consolidation of the Road Closure Area with the Adjacent Properties will provide the applicant with the required area needed to meet the parking requirements for their development application.

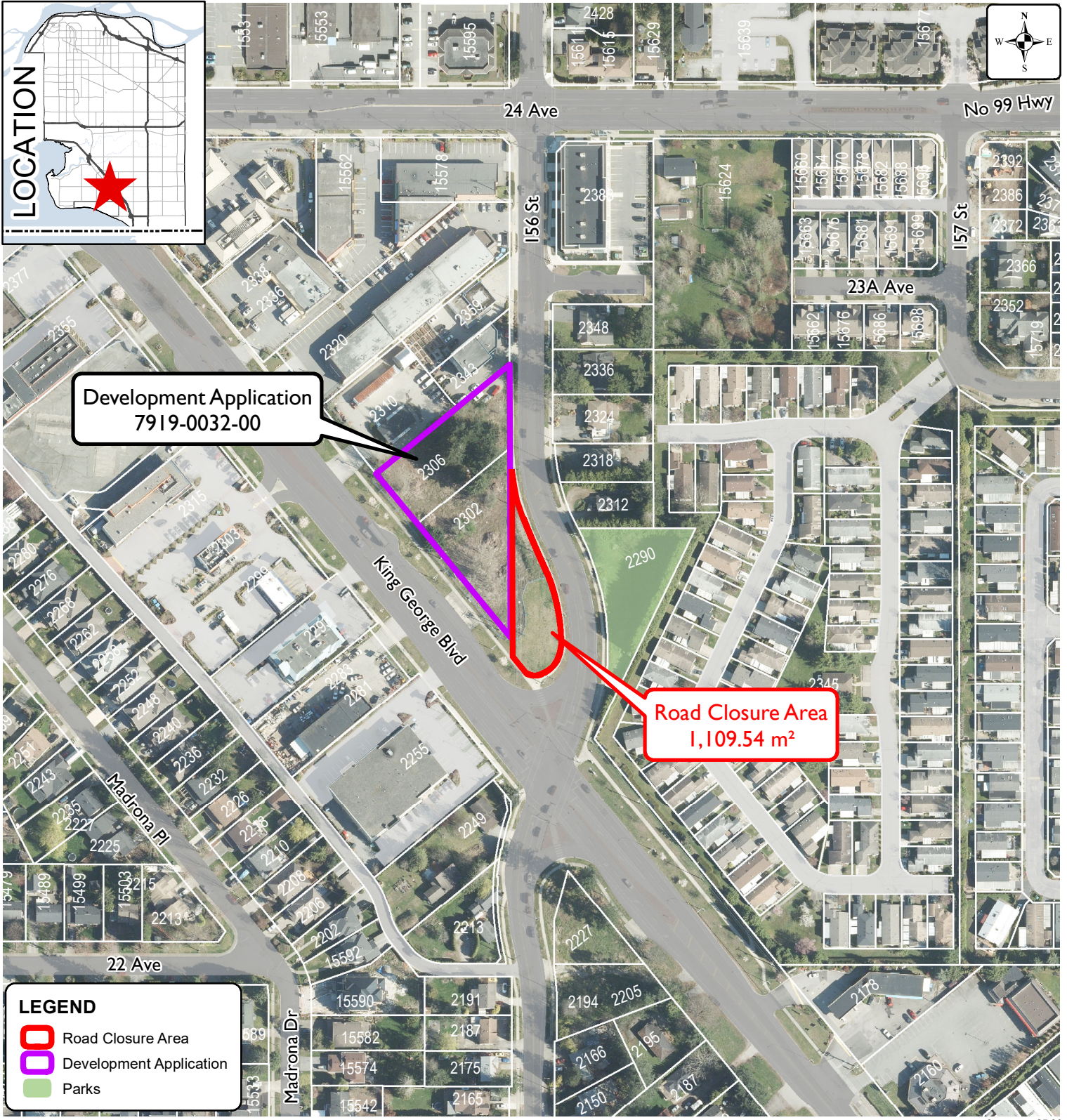
Scott Neuman, P.Eng.
General Manager, Engineering

KAM/ap

Appendix "I" – Aerial Photograph of Road Closure Area and Adjacent Properties
Appendix "II" – Development Application 7919-0032-00 Site Plan

[https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/june 13/road closure 2302 kgb/closure of road 2302 and 2306 king george blvd \(06092022\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/june%2013/road%20closure%202302%20kgb/closure%20of%20road%202302%20and%202306%20king%20george%20blvd%20(06092022)%20final.docx)
NB 6/9/22 10:56 AM

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 08-Jun-2022

Date of Aerial Photograph: April 2021

Scale: 1:2,500



Closure of Road Adjacent to 2302 and 2306 King George Boulevard

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\UX_156 St - 2290 Bldg to 2320 Bldg_AP.mxd



32 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION
2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:08:29 PM

RENDERING - SOUTH-EAST

Checker

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