

NO: R115

COUNCIL DATE: June 13, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 3, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0183-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 402.1 m² area, based on final survey information, of closed road allowance adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro06; 2022, a copy of which is attached to this report as Appendix “I”.

INTENT

The intent of this report is to seek Council’s approval to sell the closed portion of road for consolidation with the adjacent development lands at 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street.

DISCUSSION

On January 17, 2022, Council authorized the Engineering Department, through Corporate Report No. Ro06; 2022 to proceed with the closure and sale of a portion of redundant road allowance having an area of 402.1 m² for the purpose of allowing consolidation with the adjacent properties at 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street. Council's approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the *Community Charter*.

The *Community Charter* requires that Council’s approval to close and sell roads be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the “cancellation of highway” for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council’s authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the *Community Charter*, all the necessary requirements to dispose of this redundant portion of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of this closed portion of road allowance adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Roo6; 2022.

Scott Neuman, P.Eng.
General Manager, Engineering

ML/ap

Appendix "I" - Corporate Report No. Roo6; 2022

[https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/june_13/approval_of_sale_step_2_157_16_ave/approval_of_sale_closed_road_allowance_15729_16_ave_\(step_2\)_06092022_final.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2022/admin/cr/june_13/approval_of_sale_step_2_157_16_ave/approval_of_sale_closed_road_allowance_15729_16_ave_(step_2)_06092022_final.docx)
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CORPORATE REPORT

NO: R006

COUNCIL DATE: Jan 17, 2022

REGULAR COUNCIL

TO: Mayor & Council

DATE: January 13, 2022

FROM: General Manager, Engineering

FILE: 7919-0183-00

**SUBJECT: Closure of Road Adjacent to 15719, 15729 – 16 Avenue and
1634, 1642, 1652, 1662, 1672 – 157 Street**

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 402.1 m² (4,328 ft²) portion of unconstructed road allowance adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street, 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 consolidation with the adjacent property to allow for the development of two apartment buildings and one townhouse building under Development Application No. 7919-0183-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 402.1 m² (4,328 ft²) portion of unconstructed road (the "Road Closure Area") adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street (the "Adjacent Properties") that will be consolidated to permit the development of a 4-storey stacked townhouse building and two 6-storey apartment buildings and the realignment of 157 street at 16 Avenue.

Zoning, Plan Designations and Land Uses

The Adjacent Properties are zoned Single Family Residential (RF) Zone and designed "Urban" in the Official Community Plan. The Road Closure Area is zoned Single Family Residential (RF) Zone.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7919-0183-00. This Development Application is seeking approval to permit the development of 4-storey stacked townhouse building and two 6-storey apartment buildings and the realignment of 157 street at 16 Avenue as illustrated in Appendix "II" attached to this report.

As part of the Development Application the applicant is proposing to realign 157 Street to align with Lee Avenue in White Rock at 16 Avenue, as illustrated in Appendix "I" attached to this report. This intersection is proposed to become full-movement and signalized in the future. To facilitate the realignment, the applicant is also providing road dedication for 157 Street from the parcels located on the west side of 157 Street, at 15699 - 16 Avenue and 1635 - 157 Street, which are also owned by the applicant.

The road closure proposal was referenced in the February 22, 2021 Planning & Development Report to Council related to Development Application No. 7919-0183-00, and the related Rezoning Bylaw was granted Third Reading by Council on April 12, 2021.

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 accredited independent appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the City's Sustainability Charter 2.0. In particular, the proposal relates to the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods, and Infrastructure. Specifically, the road closure supports the following Desired Outcomes ("DO"s):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

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 into the Adjacent Properties, along with the concurrent dedication of road on the west side of 157 Street will enable the realignment of 157 Street with Lee Avenue in White Rock at 16 Avenue.



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Appendices are available upon request

Appendix "I": Aerial Photograph of Site

Appendix "II": Development Application 7919-0183-00 Site Layout