

NO: R180

COUNCIL DATE: October 3, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 29, 2022**

FROM: **General Manager, Engineering**

FILE: **7918-0398-00**

SUBJECT: **Closure of Road Adjacent to 15853 and 15861 – 16 Avenue**

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 112 m² portion of unconstructed road allowance located adjacent to 15853 and 15861 – 16 Avenue, as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice provisions under Sections 26 and 94 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 properties to allow for the development of two multiple unit residential buildings under Development Application No. 7918-0398-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 112 m² portion of unconstructed road (the “Road Closure Area”) adjacent to 15853 and 15861 – 16 Avenue (the “Adjacent Properties”) that will be consolidated as part of the development of two multiple unit residential buildings comprising a total of 24 units.

Zoning, Plan Designations and Land Uses

The Road Closure Area and Adjacent Properties are currently zoned Single Family Residential (RF) Zone and are 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. 7918-0398-00 to permit the development of two multiple unit residential buildings as illustrated in Appendix “II” attached to this report.

The proposed road closure was referenced in the July 13, 2020 Planning & Development Report to Council related to Development Application No. 7918-0398-00, and the related Rezoning Bylaw was granted Third Reading by Council on July 27, 2020.

The proposed road closure has been circulated to all potentially concerned City Departments for review and none have expressed objections.

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.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure 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"):

- 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;

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. It is therefore recommended that Council authorize staff to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation, as generally described in this report.

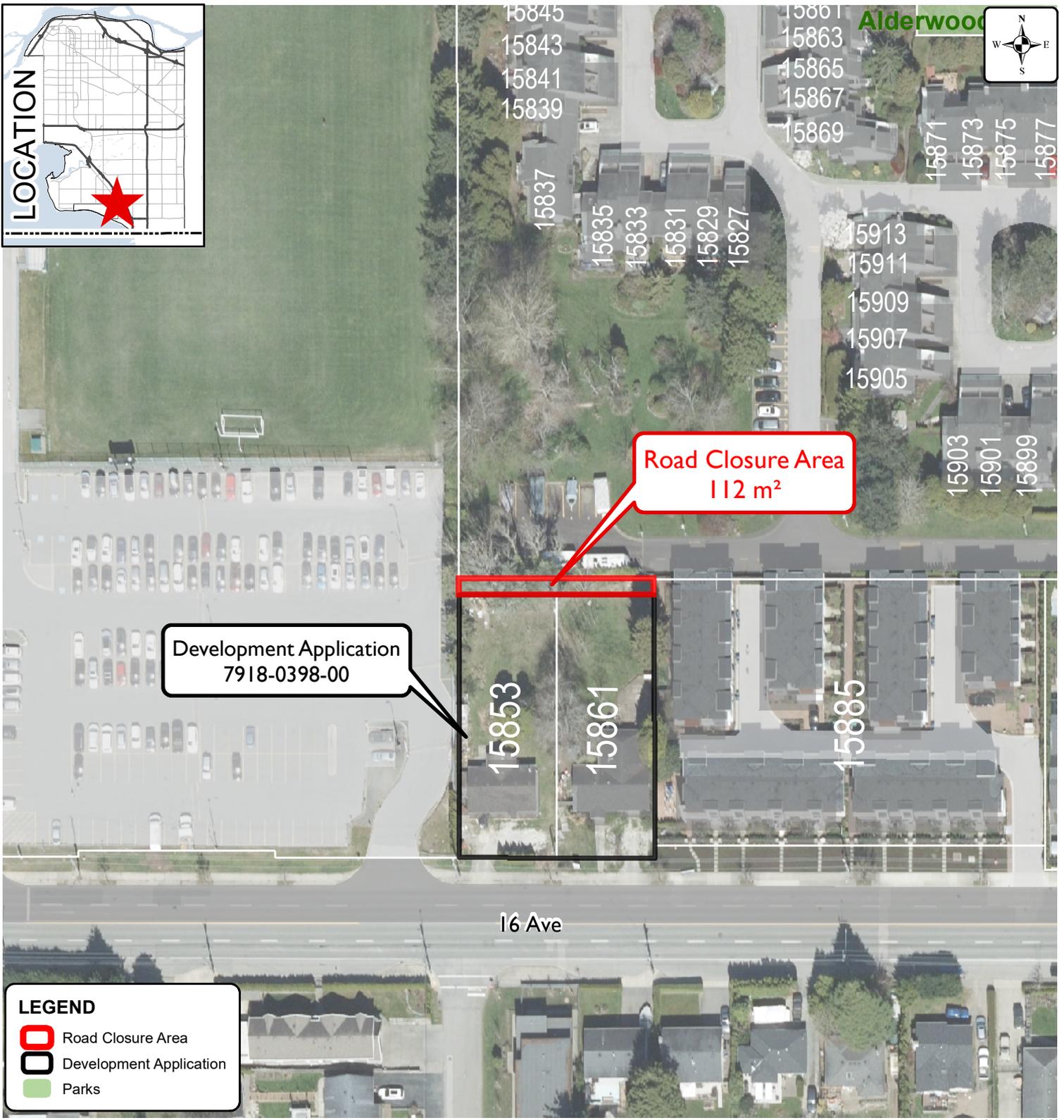
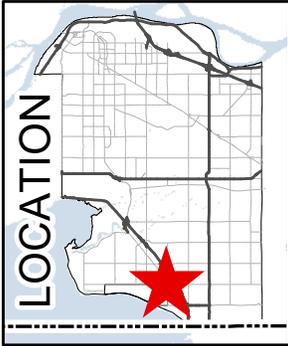
Scott Neuman, P.Eng.
General Manager, Engineering

PK/kd/cc

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application No. 7918-0398-00 Site Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 02-Sep-2022

Date of Aerial Photograph: 2021

Scale: 1:1,000 0 10 M

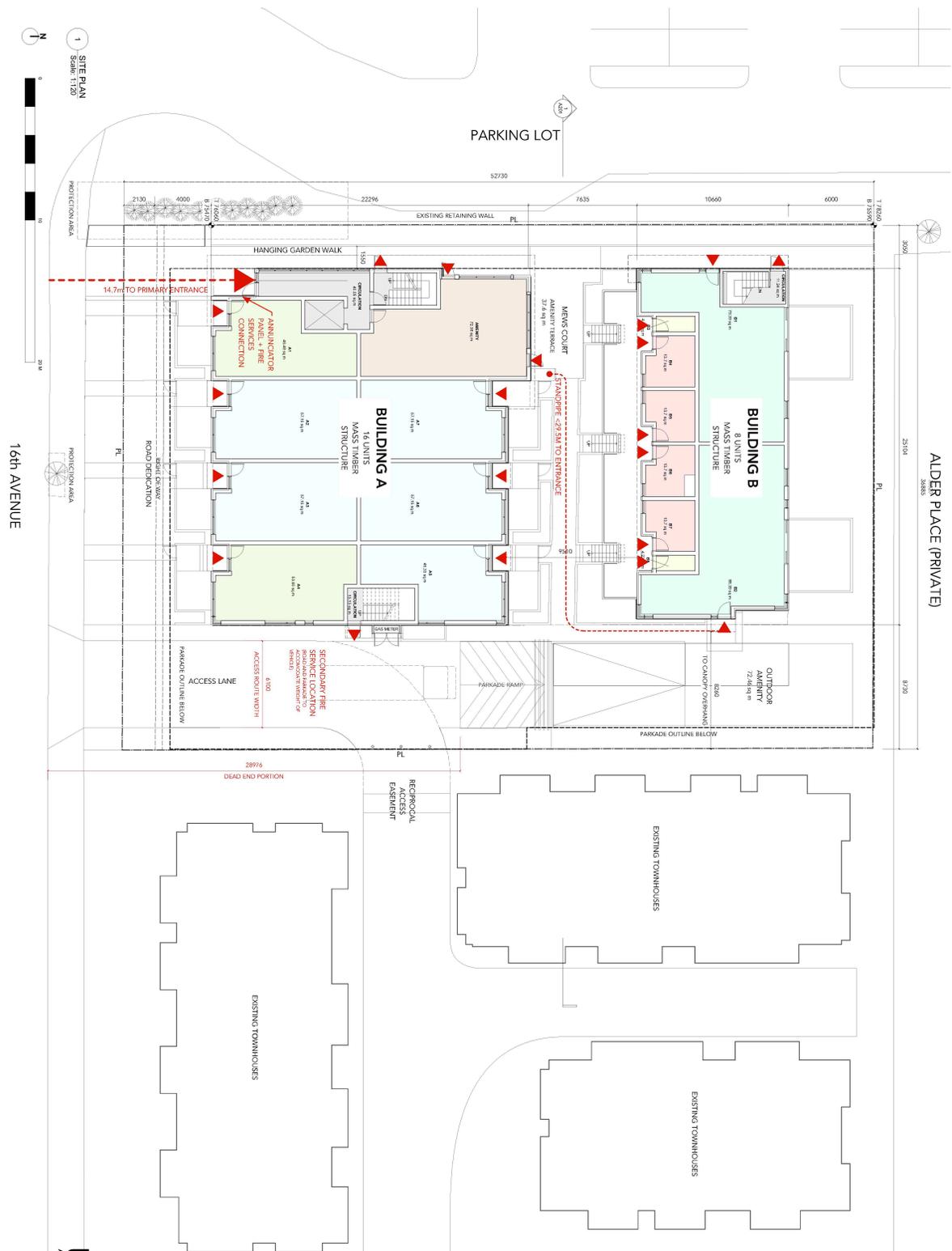


Closure of Road Adjacent to 15853 and 15861 - 16 Avenue

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.

DEVELOPMENT APPLICATION 7918-0398-00 SITE LAYOUT



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ISSUED FOR REVIEW
 2020.07.03
 16th Avenue Townhouses
 Surrey, BC
FIRE ACCESS PLAN
A008