

NO: R212

COUNCIL DATE: December 12, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 5, 2022**

FROM: **General Manager, Engineering**

FILE: **7919-0187-00**

SUBJECT: **Closure of Road Adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive**

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 415 m² portion of partially opened road allowance located adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive, as generally illustrated in Appendix "1" 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 partially opened road allowance for disposition and consolidation with the adjacent properties to allow for the development of thirty-one (31) townhouse units under Development Application No. 7919-0187-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 415 m² portion of partially opened road allowance (the "Road Closure Area") that will be consolidated with the adjacent properties located at to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive (the "Adjacent Properties") into one lot to develop thirty-one (31) townhouse units.

Zoning, Plan Designations and Land Uses

The Road Closure Area and the 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 with the Adjacent Properties and rezoned under Development Application No. 7919-0187-00. This Development Application is seeking approval to rezone from Single Family Residential (RF) Zone to Multiple Residential 30 (RM-30) Zone to permit the development of thirty-one (31) townhouse units, as generally illustrated in Appendix “II” attached to this report. The proposed road closure was referenced in the December 20, 2021 Planning Report to Council related to Application No. 7919-0187-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 17, 2022. The most current preliminary layout approval was issued on January 18, 2022.

The proposed 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 independent accredited 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. Specifically, this road closure supports the following Desired Outcomes (“DOs”):

- Neighbourhoods and Urban Design DO4: Surrey’s neighbourhood are safe accessible, well-connected, walkable and bike friendly;
- 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 deemed surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. The Road Closure Area will facilitate consolidation of the adjacent properties resulting in a townhouse residential complex with 31 units pursuant to application No. 7919-0187-00.

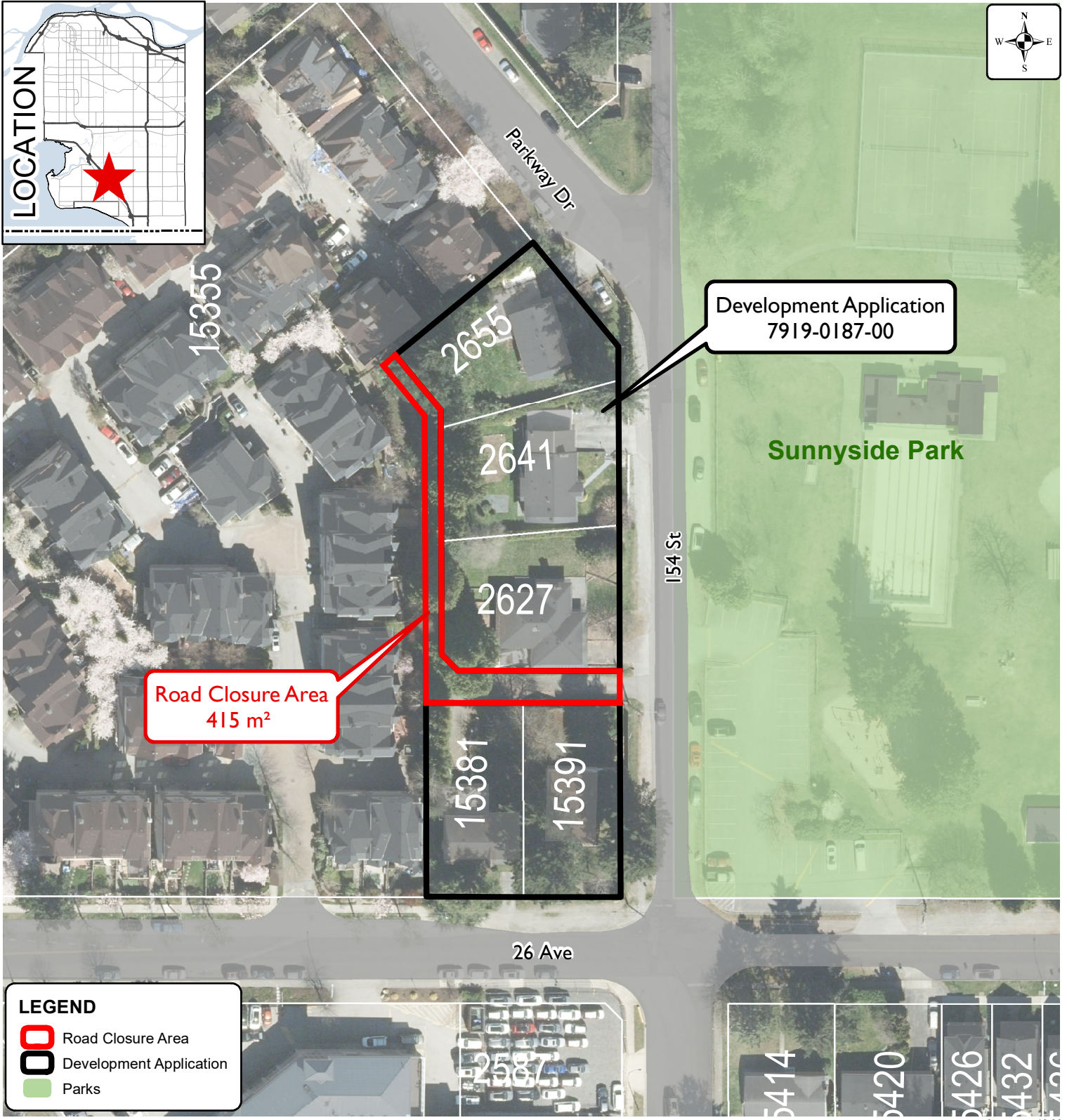
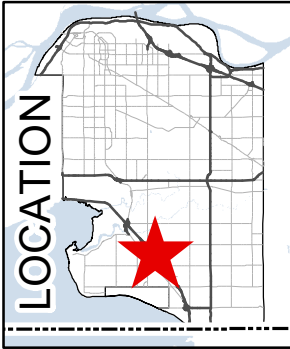
Scott Neuman, P.Eng.,
General Manager,
Engineering

KY/kd/bn

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Site Plan

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2022/final/dec 12/closure of road adjacent to15381 26 avenue and 2655 parkway drive final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2022/final/dec%2012/closure%20of%20road%20adjacent%20to%2015381%2026%20avenue%20and%202655%20parkway%20drive%20final.docx)

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"






Road Closure Area
415 m²

Development Application
7919-0187-00


Sunnyside Park

LEGEND

-  Road Closure Area
-  Development Application
-  Parks

Produced by GIS Section: 04-Nov-2022

Date of Aerial Photograph: 2021

Scale: 1:1,000 



**Road Closure Adjacent to
15381 - 26 Avenue, 15391 - 26 Avenue,
2627 - 154 Street, 2641 - 154 Street and
2655 Parkway Drive**

**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.

