

REGULAR COUNCIL

TO: **Mayor & Council**DATE: **July 20, 2023**FROM: **General Manager, Engineering**FILE: **7921-0090-00**SUBJECT: **Closure of Road Adjacent to 10055 & 10077 - 133 Street and 13277 - 100A 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 two portions of road allowance totaling 168.1 m² located adjacent to 10055 & 10077 - 133 Street and 13277 - 100A Avenue, as generally illustrated in Appendix "I", subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

INTENT

The purpose of this report is to seek Council's approval to close and remove portions of constructed road allowance for disposition and consolidation with the adjacent properties to allow for the development of a six-storey residential apartment building consisting of 100 units under development application No. 7921-0090-00.

BACKGROUND

Property Description

The areas of road allowance proposed for closure are a 162.8 m² portion of constructed lane and a 5.3 m² portion of a cul-de sac (collectively the "Road Closure Areas") that will be consolidated with the adjacent properties located 10055 & 10077 - 133 Street and 13277 - 100A Avenue (the "Adjacent Properties") to develop a six-storey residential apartment building consisting of one hundred (100) units with underground parking, as generally illustrated in the attached Appendix "II".

Zoning, Plan Designations and Land Uses

The Road Closure Areas and the Adjacent Properties are zoned Single Family Residential (RF) Zone, are designated "Multiple Residential" in the Official Community Plan and identified as Low to Mid Rise Residential within the City Centre Land Use Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Areas are intended to be consolidated with the Adjacent Properties and rezoned under Development Application No. 7921-0090-00. This Development Application is

seeking approval to rezone from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone with provisions based on the Multiple Residential 70 (RM-70) Zone to permit the development of a six-storey residential apartment building consisting of 100 units. The subject application is adjacent to Development Application No. 7919-0096-00, as illustrated on the attached Appendix "I".

The proposed road closures were referenced in the November 14, 2022 Planning Report to Council related to application no. 7921-0090-00, and the related Rezoning Bylaw was granted Third Reading by Council on December 12, 2022. The most preliminary layout approval was issued on December 20, 2022.

The proposed closures have 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.

The remainder of the laneway south of the Road Closure Area will be available for consolidation purposes with adjacent parcels as part of any future development application.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Areas as determined by an independent accredited appraiser.

Legal Services Review

This report has been reviewed by the Legal Services.

CONCLUSION

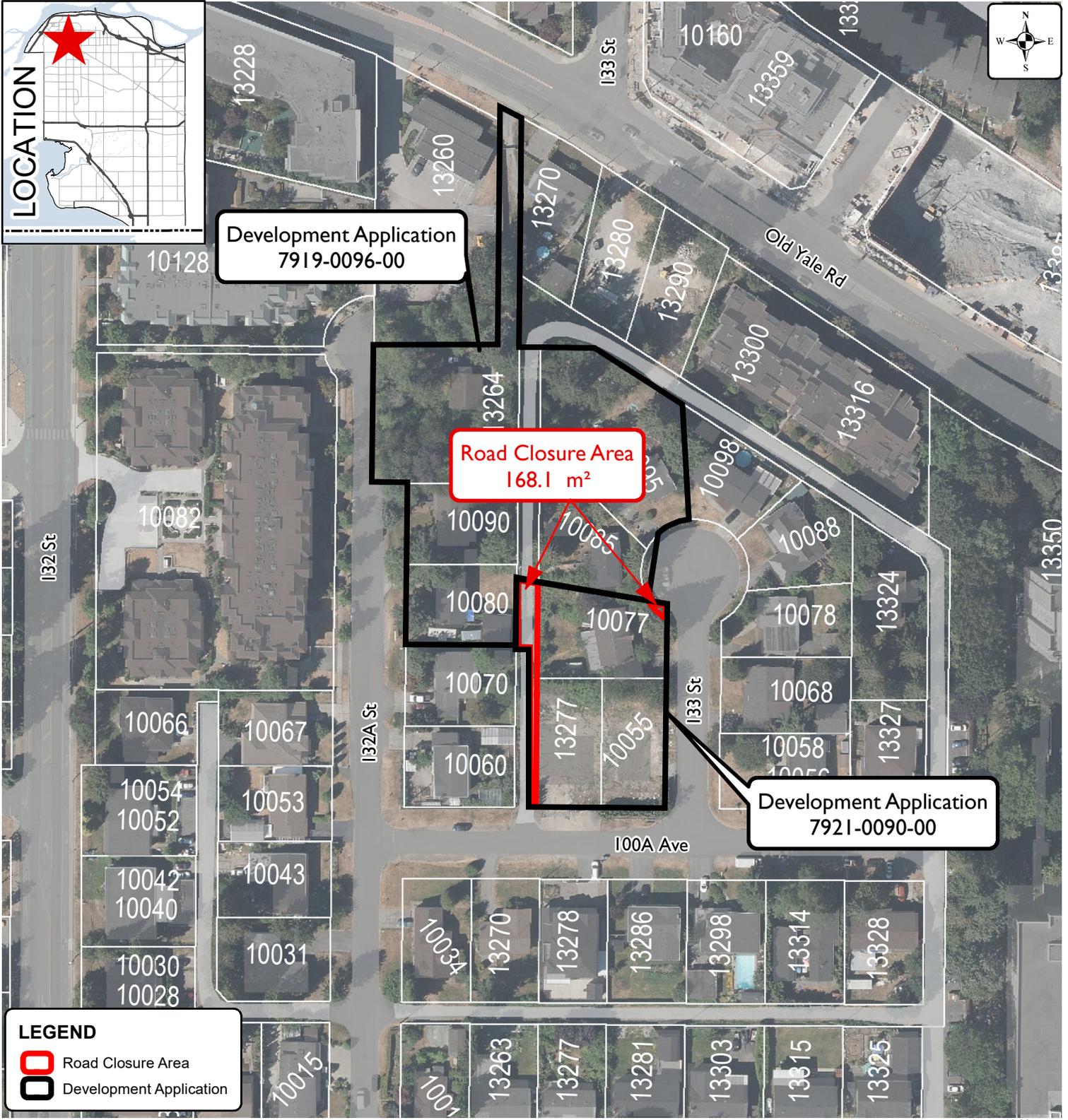
The Road Closure Areas are deemed surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Areas are considered reasonable. The Road Closure Areas will facilitate consolidation of the adjacent properties resulting in a six-storey apartment building with underground parking pursuant to Application No. 7921-0090-00.

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

KY/kd/bn

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

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 12-Jul-2023

Date of Aerial Photograph: 2022

Scale: 1:1,500 0 10 M



Closure of Road Adjacent to 10055 & 10077 - 133 Street and 13277 - 100A 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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JX_10555 and 10077 133 St_AP.mxd

SITE PLAN



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Zenterra Developments
PROJECT:
100A AVE & 133 ST
SURREY, BC

100A AVE & 133 ST
SURREY, BC

Site Plan -
Ultimate Road
condition

2022
1:200
Tuesday, November 1, 2022
ISSUE 6.0 ADP Response

1.203

