

NO: R159

COUNCIL DATE: October 16, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 11, 2023**

FROM: **General Manager, Engineering**

FILE: **7919-0298-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance adjacent to 17141 and 17153 - o Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 503.4 m² area of closed road allowance adjacent to 17141 and 17153 – o Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R106; 2023, 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 17141 and 17153 – o Avenue.

DISCUSSION

On September 11, 2023, Council authorized the Engineering Department (Resolution No. R23-1750 related to Corporate Report No. R106; 2023) to proceed with the closure and sale of portions of redundant road allowance for the purpose of allowing consolidation with and to allow subdivision of the properties known as 17141 and 17153 – o Avenue. Council’s approval of the sale of this portion of closed road allowance is now required to complete this next 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 near the end of the process when Council’s authorization is required to formally dispose of the closed portion of road as part of the required statutory obligations. In accordance with Section 40 of the *Community Charter* it is now in order for Council to authorize this next step in the road closure and sale process. Subsequent to Council’s authorization staff will provide public notification of the disposition by way of advertising in local newspapers pursuant to the requirements of the *Community Charter*.

CONCLUSION

It is recommended that Council approve the sale of this closed portion of road allowance adjacent to 17141 and 17153 – 0 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R106; 2023.

Scott Neuman, P. Eng.
General Manager, Engineering

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Appendix "I": Corporate Report No. R106;2023

[https://surreybc.sharepoint.com/sites/eng-administration/gm-administration/corporate-reports/2023/oct-16/approval-of-sale-of-closed-road-0-avenue-\(step-2\)/approval-of-sale-of-closed-road-at-17141-0-ave-\(10112023\)-final.docx](https://surreybc.sharepoint.com/sites/eng-administration/gm-administration/corporate-reports/2023/oct-16/approval-of-sale-of-closed-road-0-avenue-(step-2)/approval-of-sale-of-closed-road-at-17141-0-ave-(10112023)-final.docx)

NO: **R106**

COUNCIL DATE: **July 10, 2023**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 6, 2023, 2023**

FROM: **General Manager, Engineering**

FILE: **7919-0298-00**

SUBJECT: **Closure of Road Adjacent to 17141 and 17153 - o 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 503.1 m² portion of unconstructed road allowance located adjacent to 17141 and 17153 - o Avenue as generally illustrated in Appendix "I" attached to this report, 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 properties to allow for the development of seven (7) single family residential lots under Development Application No. 7919-0298-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 503.1 m² portion of unconstructed road (the "Road Closure Area") adjacent to 17141 and 17153 - o Avenue (the "Adjacent Properties") that will be consolidated and subdivided to permit the development of seven (7) single family residential lots.

Zoning, Plan Designations and Land Uses

Properties contiguous to the Road Closure Area are zoned One Acre Residential (RA) Zone and Single Family Residential (RF-13). Both the Road Closure Area and the Adjacent Properties are designated "Urban" in the Official Community Plan and Urban Single Family (6 u.p.a.) in the Douglas Neighbourhood Concept 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. 7919-0298-00. This Development Application is seeking approval to permit subdivision into seven (7) single family lots as illustrated in Appendix "II" attached to this report.

The proposed road closure was referenced in the June 14, 2021 Planning Report to Council related to Development Application No. 7919-0298-00, and the related Rezoning Bylaw was granted Third Reading by Council on June 28, 2021. Preliminary layout approval was issued on January 18, 2023.

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 objections.

The remainder of the unopened road allowance north of the Road Closure Area is intended to be consolidated and rezoned with the adjacent property under Development Application No. 7919-0255-00. This proposed road closure of the remainder was referenced in the December 20, 202-Planning Report to Council related to Development Application No. 7919-0255-00, and the related Rezoning Bylaw was granted Third Reading by Council on January 11, 2021.

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.

CONCLUSION

The Road Closure Area is surplus to the City's needs. The Road Closure Area comprises 90% of a single family lot identified as proposed lot 7 in attached Appendix "II", and will facilitate consolidation of the Adjacent Properties resulting in an overall 7-lot single-family residential subdivision.



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

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Appendices available upon request.

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Development Application 7919-0298-00 Site Layout