

NO: R186

COUNCIL DATE: November 20, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 15, 2023**

FROM: **General Manager, Engineering**

FILE: **7916-0231-00**

SUBJECT: **Closure of Road Adjacent to 12409 – 104 Avenue, 12453- 105 Avenue, 12463 – 105 Avenue and 10529 – 125 Street**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 2,358.9 m² portion of unconstructed road allowance located adjacent to 12409 – 104 Avenue, 12453- 105 Avenue, 12463 – 105 Avenue and 10529 – 125 Street 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 purpose 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 seeking development of 75 townhouse units under Development Application No. 7916-0231-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 2,358.9 m² portion of unconstructed road (the “Road Closure Area”) adjacent to 12409 – 104 Avenue, 12453- 105 Avenue, 12463 – 105 Avenue and 10529 – 125 Street (the “Adjacent Properties”) that will be consolidated to permit the development of 75 townhouse units.

Zoning, Plan Designations and Land Uses

Properties that are contiguous to the Road Closure Area are all zoned General Agriculture (A-1) Zone. Both the Road Closure Area and the Adjacent Properties are designated “Urban” in the Official Community Plan and are designated Parks and Open Spaces in the South Westminster Neighbourhood Concept Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned to “Urban” with the Adjacent Properties under Development Application No. 7916-0231-00. This Development Application is seeking approval to consolidate four A-1 zone lots and the Road Closure Area into one RM-30 zone lot for the development of 75 townhouse units as generally illustrated in Appendix “II” attached to this report.

The road closure proposal was referenced in the May 9, 2022 Planning Report to Council related to Development Application No. 7916-0231-00, and the related Rezoning Bylaw was granted Third Reading by Council on May 30, 2022. Preliminary Layout Approval was issued on June 17, 2022 and a subsequent Preliminary Layout Approval extension was issued June 6 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.

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.

CONCLUSION

The Road Closure Area is surplus to the City’s needs. The consolidation of the Road Closure Area with the Adjacent properties will assist in facilitating the pattern of redevelopment in this neighbourhood by providing 75 ground-oriented multi-family residences.

Scott Neuman, P.Eng.
General Manager, Engineering

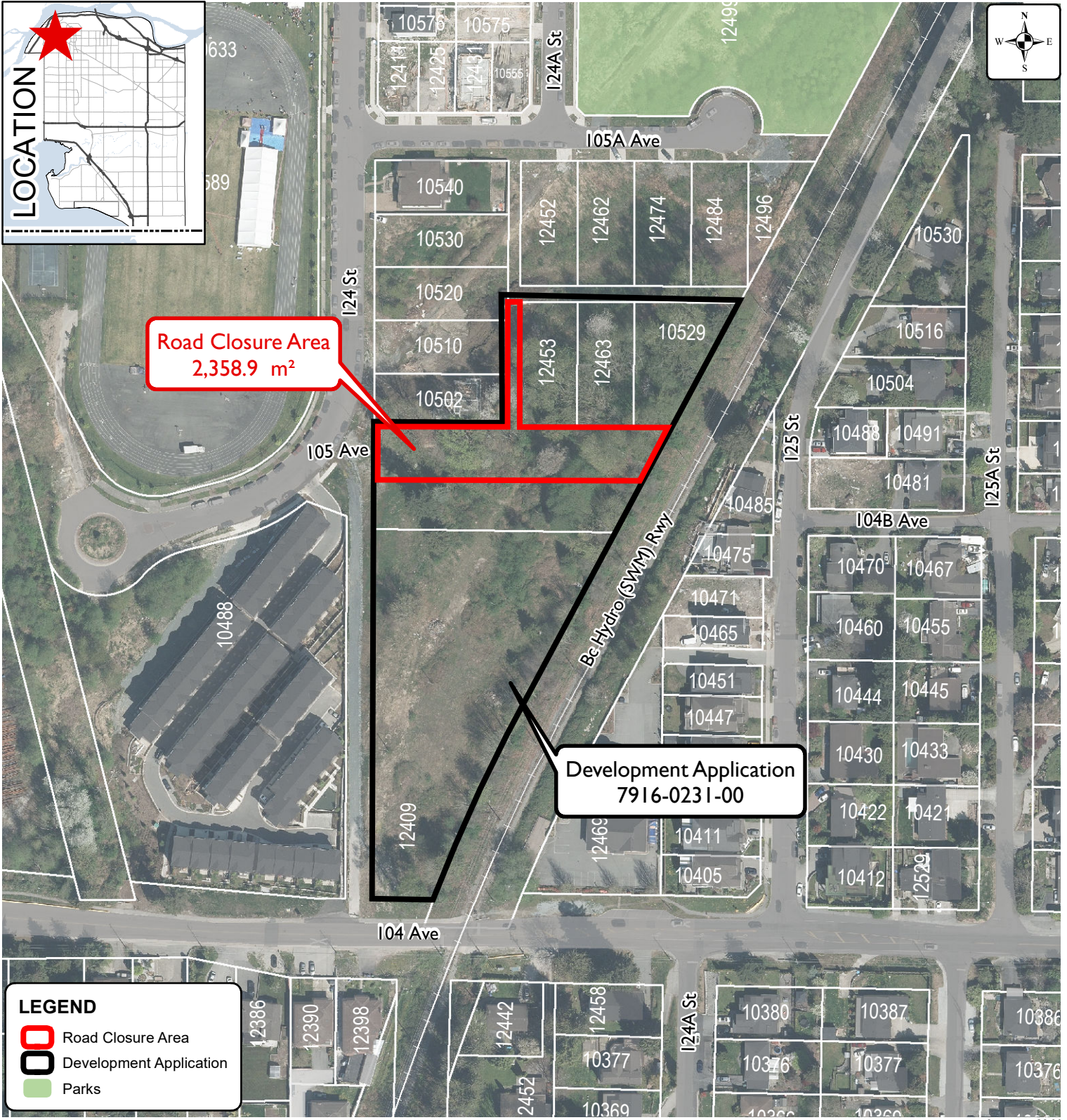
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[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2023/nov 20/closure of road at 104 ave, 105 ave, 125 st/closure of road adjacent to 12409 104 ave 12453 12463 - 105 ave and 10529 125 st \(11152023\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2023/nov%2020/closure%20of%20road%20at%20104%20ave,%20105%20ave,%20125%20st/closure%20of%20road%20adjacent%20to%2012409%20104%20ave%2012453%2012463%20-%20105%20ave%20and%2010529%20125%20st%20(11152023)%20final.docx)

Appendix “I” – Aerial Photograph of Site

Appendix “II” – Development Application 7916-0231-00 Site Layout

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Road Closure Area
2,358.9 m²

Development Application
7916-0231-00

LEGEND

- Road Closure Area
- Development Application
- Parks

Produced by GIS Section: 31-Oct-2023

Date of Aerial Photograph: April 2023

Scale: 1:2,000 0 20 M



Closure of Road Adjacent to
12409 - 104 Avenue, 12453 - 105 Avenue,
12463 - 105 Avenue and 10529 - 125 Street

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.

