

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 5, 2024**
FROM: **General Manager, Engineering** FILE: **7921-0223-00**
SUBJECT: **Closure of Road Adjacent to 2301, 2313, 2315 and 2337 – 152 Street (Step 1)**

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 448.73 m² portion of road allowance adjacent to 2301, 2313, 2315 and 2337 – 152 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 road allowance for consolidation with the adjacent properties to permit the development of a six-storey mixed use building with 100 residential units and 1,108.49 m² of commercial space under Development Application No. 7921-0223-00.

BACKGROUND

Property Description

The area of road allowance proposed for closure is a 448.73 m² portion of the north-south lane (the “Road Closure Area”) adjacent to 2301, 2313, 2315 and 2337 – 152 Street (the “Adjacent Properties”) that will be consolidated to permit the development of a six-storey residential and commercial, mixed-use building. The northerly section of the-lane and the immediate east-west lane adjacent to the development contains City water and drainage infrastructure that will remain open and be widened to the standards of a commercial lane to serve as a driveway access for the development.

Zoning, Plan Designations and Land Uses

The Road Closure Area and the Adjacent Properties are zoned Duplex Residential (RM-D) and Single Family Residential (RF) Zone and designated “Town Centre” and “Low-Rise Mixed Use” in the Semiahmoo Town Centre Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area and Adjacent Properties are intended to be consolidated into one development lot and rezoned to Comprehensive Development Zone (Bylaw No.20908) under Development Application No. 7921-0223-00. This Development Application is seeking approval to permit the development of a six-storey mixed-use building with 100 residential units and 1,108.49 m² of commercial floor space at grade as generally illustrated in Appendix “II” attached to this report.

The proposed road closure was referenced in the April 3, 2023 Planning Report to Council related to Development Application No. 7921-0223-00, and the related Preliminary Layout Approval extension was issued on May 6, 2024.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

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 accredited independent appraiser.

All area calculations contained in this report are approximate and subject to final survey.

CONCLUSION

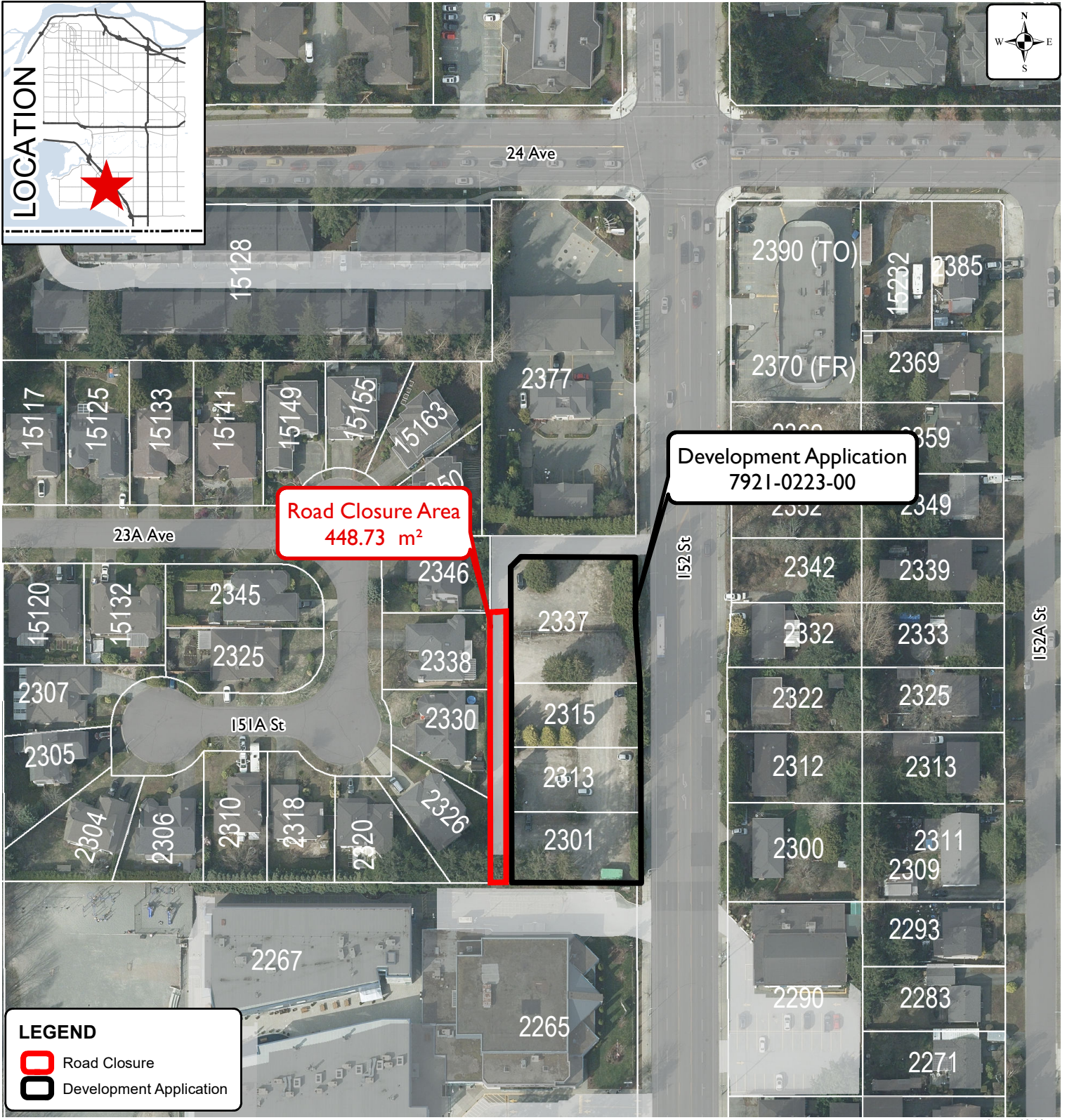
The Road Closure Area is surplus to the City’s needs. The Road Closure Area will be incorporated into the Adjacent Properties as part of the development process. The consolidation of the Road Closure Area with the Adjacent Properties will assist in facilitating the pattern of redevelopment in this neighbourhood that aligns with the Semiahmoo Town Centre Plan by providing 100 residential units and 1,108.49 m² of commercial floor space at grade.

Scott Neuman, P.Eng.
General Manager, Engineering

KAM/kd/bn

Appendix “I” – Aerial Photograph of Site
Appendix “II” – Development Application 7921-0223-00 Site Plan

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Road Closure Area
448.73 m²

Development Application
7921-0223-00

LEGEND
 Road Closure
 Development Application

Produced by GIS Section: 09-May-2024

Date of Aerial Photograph: 2023

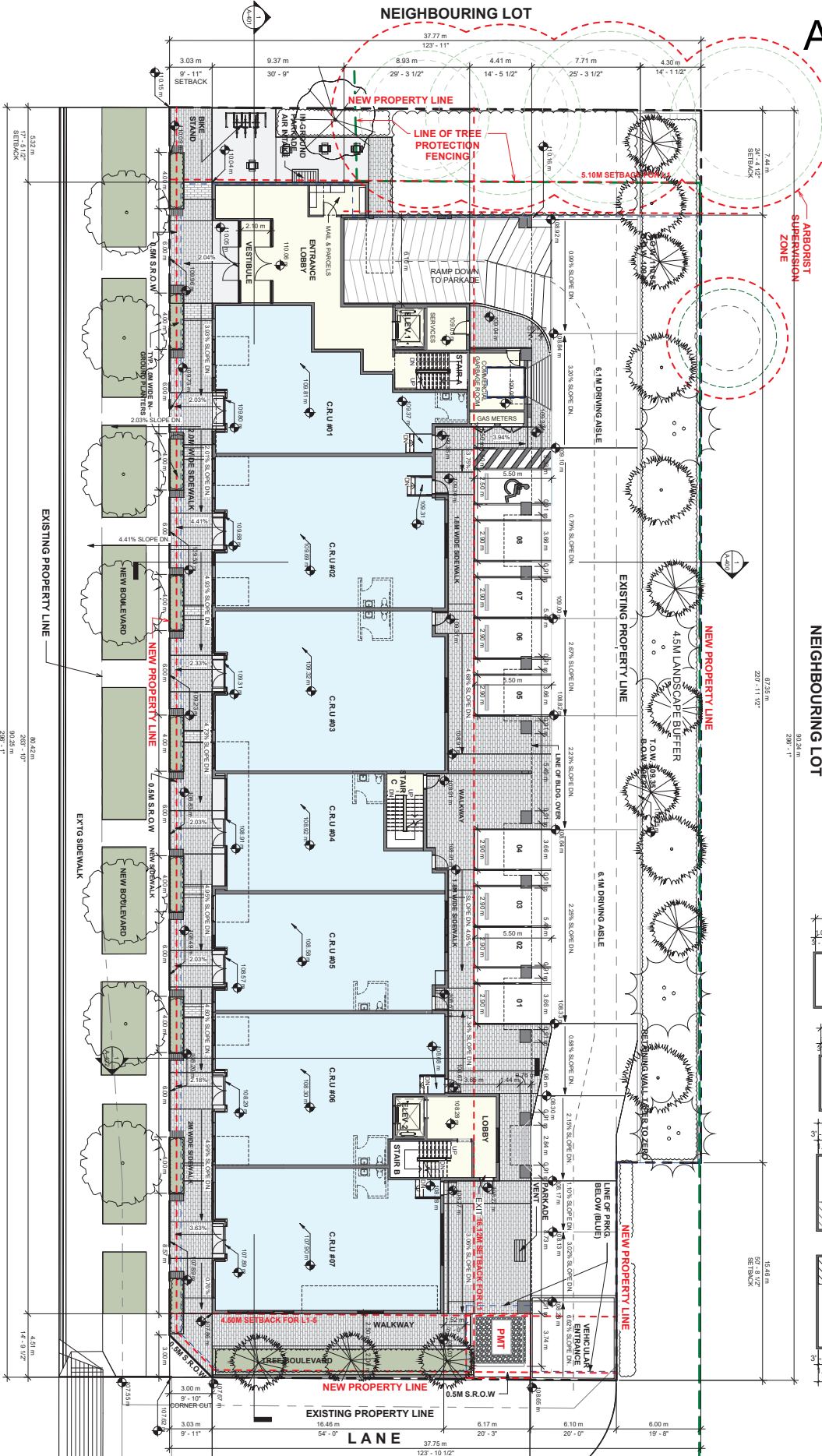
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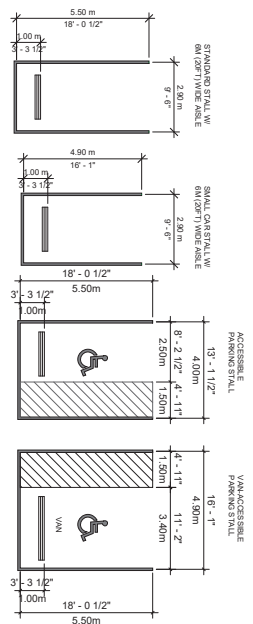
Subject Properties
2337, 2315, 2313 and 2301 - 152 Street

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.



NEIGHBOURING LOT



152 STREET

Site Plan

A-100

q

SITE PLAN

CLIENT: ALVAIR GROUP
 PROJECT: SIX STOREY MULTIFAMILY MIXED-USE DEVELOPMENT
 2317, 2315 & 2313 & 2301 - 152 ST., SURREY
 ARCHITECT: df ARCHITECTURE INC.
 DATE: AUGUST 2022

PROVIDED: 100, 10051 WEST HASTINGS ROAD, VANCOUVER, BC V6V 2G9
 PROJECT: 152 STREET, SURREY, BC V3R 4A1
 DRAWING TITLE: SITE PLAN

NOTES

