

NO: R136

COUNCIL DATE: July 8, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 3, 2024**

FROM: **General Manager, Engineering**

FILE: **7923-0185-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 10068, 10078, 10088 and 10098 – 133 Street (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the sale of a 122.4 m<sup>2</sup> area of closed road allowance adjacent to 10068, 10078, 10088 and 10098 – 133 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R079; 2024, a copy of which is attached to this report as Appendix “I”.

## INTENT

The purpose of this report is to seek Council’s approval to sell the closed portion of road for consolidation with the adjacent development lands at 10068, 10078, 10088 and 10098 – 133 Street.

## DISCUSSION

On May 6, 2024, Council authorized the Engineering Department (Resolution No. R24-914 related to Corporate Report No. R079; 2024) to proceed with the closure and sale of a portion of redundant road allowance having an area of 122.4 m<sup>2</sup> for the purpose of allowing consolidation with and to allow subdivision of the properties known as 10068, 10078, 10088 and 10098 – 133 Street. 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 related development application 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 10068, 10078, 10088 and 10098 – 133 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Ro79; 2024.

Scott Neuman, P. Eng.  
General Manager, Engineering

ML/kd/bn

Appendix "I" - Corporate Report No. Ro79; 2024

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/july 8/approval of the sale of closed portion of road at 10068 - 10098 133 street \(step 2\)/approval of sale of closed portion of road 10068 133 street \(07022024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/july%208/approval%20of%20the%20sale%20of%20closed%20portion%20of%20road%20at%2010068%20-10098%20133%20street%20(step%202)/approval%20of%20sale%20of%20closed%20portion%20of%20road%2010068%20133%20street%20(07022024)%20final.docx)

## CORPORATE REPORT

NO: R079

COUNCIL DATE: May 6, 2024

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**REGULAR COUNCIL**

TO: Mayor & Council DATE: April 30, 2024

FROM: General Manager, Engineering FILE: 7923-0185-00

SUBJECT: Closure of Road Adjacent to 10068, 10078, 10088 and 10098 – 133 Street (Step 1)

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**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 122.4 m<sup>2</sup> portion of road allowance adjacent to 10068, 10078, 10088 and 10098 – 133 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 to permit the development of 98 market strata dwelling units and a remnant RF-10 lot under Development Application No. 7923-0185-00.

**BACKGROUND****Property Description**

The area of road allowance proposed for closure is a 122.4 m<sup>2</sup> portion of road (the "Road Closure Area") adjacent to 10068, 10078, 10088 and 10098 – 133 Street (the "Adjacent Properties") that will be consolidated to permit the development of 98 market strata dwelling units and a remnant RF-10 lot.

**Zoning, Plan Designations and Land Uses**

The Adjacent Properties and the Road Closure Area are zoned Single Family Residential (RF) Zone, designated "Multiple Residential" in the Official Community Plan and designated "Low to Mid Rise Residential" in the City Centre 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. 7923-0185-00. This Development Application is seeking approval to permit the development of 98 market strata dwelling units, over two levels of underground parking in City Centre as well as a remnant RF-10 lot as generally illustrated in Appendix "II" attached to this report.

The proposed road closure proposal was referenced in the January 29, 2024 Planning Report to Council related to Development Application No. 7923-0185-00, and the related Preliminary Layout Approval was issued on February 13, 2024.

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

The cul-de-sac on the west side of 133 Street is being closed and incorporated into other development applications (19-0096-00 & 21-0090-00).

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 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 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 by providing 98 market strata dwelling units above two levels of underground parking in City Centre, as well as a remnant RF-10 lot.



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 7923-0185-00 Site Plan