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# Corporate Report

NO: R055

COUNCIL DATE: March 22, 2004

#### REGULAR COUNCIL

TO: Mayor & Council DATE: March 16, 2004

FROM: General Manager, Engineering FILE: 0870-30/29

SUBJECT: Road Closure at 32 Avenue, Croydon Drive and 152 Street

(3217 and 3231 - 152 Street)

## RECOMMENDATION

That Council authorize the City Clerk to bring forward a By-law for consideration by Council to close and remove the dedication as highway of the following portions of redundant road:

- $a \pm 24,789$  ft.<sup>2</sup> opened portion of Croydon Drive;
- $a \pm 15,726$  ft.<sup>2</sup> opened portion of 32 Avenue; and
- a  $\pm 25,477$  ft.<sup>2</sup> unopened portion of highway south of 32 Avenue at 152 Street.

## **BACKGROUND**

## A. Property Location

The road allowances proposed for road closure are located in the South Surrey area at Croydon Drive, 32 Avenue and 152 Street. The immediate area is primarily residential with some commercial nodes.

## B. Plan Designations, Zoning and Land Uses

The properties comprising the consolidation and located at 3217 and 3231 - 152 Street are currently zoned RA (One Acre Residential) and are used as a nursery. Neither property is subject to a Neighbourhood Concept Plan.

The Official Community Plan designation for this area is Urban.

## C. Purpose of Road Closure

The applicants are proposing to incorporate the closed roads into their nursery and garden supply business. In exchange they will dedicate substantial portions of land for the future widening of the 152 Street overpass and the proposed Highway 99 westbound on-ramp.

## D. Process

Prior to final approval of Council, a reference plan will be submitted to the Legislative Services Department requesting Introduction and Adoption of a By-law to close and remove the dedication as highway. Prior to Final Adoption of the By-law, in conformance with Sections 40 (3) and 94 of the Community Charter, notice of the exchange will be advertised for two consecutive weeks in a local newspaper, and a notice will be posted at City Hall. The advertisement provides information to the public at large on the details of the closure and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the closure. In addition, as required under Section 40 (4) of the Charter, notice of the City's intention to close the portions of road will be directed to all utility companies considered to be affected by the proposed closure. Legislative Services will then request Council to provide Final Adoption of the By-law. Upon

completion of these requirements, the By-law will then be registered at the Land Title Office. The Realty Services Division will then advertise the disposition of the portions of road in a local newspaper and will post a notice at City Hall as prescribed under Sections 26 and 94 of the Charter. The advertisement and notice will, in this instance, contain a description of the land. Upon completion of these items, a final report will be submitted to Council to approve the sale. The City will then prepare transfer documents to transfer the portions of road to the applicant, and registration will take place at the Land Title Office.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the road and lane closure have been consulted. The portions of Croydon Drive, 32 Avenue, and highway to be closed and consolidated will all be encumbered with rights-of-way for BC Hydro, Terasen Gas, and City utility services.

## E. Conclusion

The road closures will only allow the applicants to consolidate the adjacent redundant roads with their nursery and garden supply business. In addition the City will be provided with a significant portion of land to accommodate the proposed 152 Street road widening and Highway 99 westbound on-ramp. The portions of road to be closed and consolidated are not needed for road purposes and do not affect the surrounding area.

Paul Ham, P.Eng. General Manager, Engineering

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## **Appendices**

- I Site Map
- II Aerial Photograph of Site