



# Corporate Report

NO: R153

COUNCIL DATE: July 5, 2004

## REGULAR COUNCIL

TO: Mayor & Council DATE: June 25, 2004  
 FROM: General Manager, Engineering FILE: 0910-30/36A  
 SUBJECT: Road Closure at 2986 & #3, 3050 King George Highway

## 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 a  $\pm 9,633$  ft.<sup>2</sup> ( $\pm 895$  m<sup>2</sup>) opened portion of road fronting 2986 & #3, 3050 King George Highway.

## BACKGROUND

### A. Property Location

The road allowance proposed to be closed is part of the King George Highway (KGH) boulevard area fronting 2986 and #3, 3050 KGH in South Surrey. The immediate area along KGH is primarily improved with commercial and multiple residential zones.

### B. Plan Designations, Zoning, and Land Uses

The properties fronting the proposed road closure located at 2986 & #3, 3050 KGH are zoned Comprehensive Development (CD) and designated Commercial in the Official Community Plan.

### C. Purpose of Road Closure

The owners of 2986 and #3, 3050 KGH have applied to close and purchase the boulevard area fronting their properties for consolidation purposes. The Engineering Department's Functional Plan classifies the subject section of KGH between 8 Avenue and the Nicomekl River as an arterial road, which has resulted in a strip on each side of KGH becoming redundant. The Engineering Department therefore supports the sale of the  $\pm 9,633$  ft.<sup>2</sup> portion of KGH adjacent to 2986 and #3, 3050 KGH.

To ensure that the landscaping and parking requirements of the existing CD zone are maintained, the applicant has agreed to obtain a Development Permit prior to completion of the road closure process. There is a heritage oak tree located within the surplus boulevard fronting 2986 KGH. The City will continue to protect this tree by retaining ownership of the immediate area around the tree.

### D. Process

Prior to final approval of Council, a reference plan prepared at the applicant's expense 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 closure 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 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 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 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 road to the applicant, and registration will take place at the Land Title Office.

## **E. Conclusion**

The road to be closed is surplus to the City's requirement. The highest and best use for this redundant road is amalgamation with the fronting properties located at 2986 and #3, 3050 King George Highway.

Paul Ham, P. Eng.  
General Manager, Engineering

AW/mpr/brb

j:\property\admin\corprts\2004\04151128-aw.doc  
MPR 6/25/04 10:37 AM

## Appendices

- I. Site Map
- II. Aerial Photograph of Site