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Corporate Report

NO: 215

COUNCIL DATE: October 3,

2005

REGULAR COUNCIL

TO: Mayor & Council DATE: September 14, 2005

FROM: General Manager, Engineering FILE: 7901-0333

SUBJECT: Road Closure - Park Drive Adjacent to 14063 Grosvenor Road

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 $\pm 6,939$ ft.² (± 644.6 m²) unopened portion of Park Drive.

BACKGROUND

A. Property Location

The portion of road allowance proposed for closure is located in the Bolivar Heights area of North Surrey. It is located among older, established residential subdivisions. It is proposed to be consolidated and subdivided with the adjacent property located at 14063 Grosvenor Road.

B. Plan Designations, Zoning, and Land Uses

The subject road allowance and the adjacent property located at 14063 Grosvenor Road are zoned Single Family Residential (RF). The Official Community Plan designation for the area is Urban.

C. Purpose of Road Closure

The owner of the property located at 14063 Grosvenor Road has made application to the Planning & Development Department (No. 7902 0333) to subdivide his property. He has also applied to close a portion of the adjacent Park Drive road allowance to facilitate a 3 lot subdivision of 14063 Grosvenor Road. Approximately 6,939 ft.² of dedicated road is proposed for closure, of which $\pm 6,157$ ft.² will be consolidated with 14063 Grosvenor Road. The remaining ± 782 ft.² of closed road will be retained as a separate parcel by the City for the possible future sale, consolidation, and subdivision of the property at 14043 Grosvenor Road, located west of Park Drive. The remainder of Park Drive's unopened road allowance adjoining 14063 Grosvenor Road will be constructed as a new cul-de-sac bulb to serve the new lots. The applicant will also contribute to the cul de-sac road area by dedicating a $\pm 1,077$ ft.² portion of his property as road.

E. 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 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.

F. Conclusion

The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area. The Planning and Engineering Departments support this closure in conjunction with the development proposal for 14063 Grosvenor Road. City staff have therefore reached an agreement with the applicant on the road closure, the terms of which are considered reasonable.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the road closure have been consulted. The road to be closed is encumbered by an overhead electric power line, and a statutory right-of-way will therefore be registered on title in favour of BC Hydro. All other utility companies have advised that the closing of this portion of road does not affect their services.

Paul Ham, P. Eng. General Manager, Engineering

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Appendices

I. Aerial Photograph of Site