

Corporate Report

NO: R132

COUNCIL DATE: July 10, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: July 6, 2006

FROM: General Manager, Engineering FILE: 0910-30/36K

7906-0032-00

SUBJECT: Road Closure at 2636 & 2646 King George Highway

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law for consideration to close and remove the dedication as highway of a ±5,102 ft.² (±474 m²) opened portion of road fronting 2636 & 2646 King George Highway.

BACKGROUND

1. Property Location

The road allowance proposed for closure is a ± 7.8 metre wide portion of the boulevard area fronting the properties located at 2636 & 2646 King George Highway (KGH) in South Surrey. The road closure area will be amalgamated with the fronting properties (2636 & 2646 KGH) and two other adjacent properties located at 2681/83 and 2707/09 Parkway Drive, and developed into a 53-unit townhouse complex. Each property is currently improved with either a single family residence or a duplex home.

2. Plan Designations, Zoning, and Land Uses

The properties located at 2636 & 2646 KGH, are zoned Single Family Residential Zone ((RF) and the properties at 2681/83 and 2707/09 Parkway Drive are zone Duplex Residential Zone (RM-D). All four properties are designated Multiple Residential (RM) in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The owners of the adjacent lands located at 2636 & 2646 KGH, 2681/83 and 2707/09 Parkway Drive have applied to purchase the ±7.8 metre wide strip of surplus boulevard fronting the properties at 2636 & 2646 KGH in conjunction with a rezoning and subdivision application (Project No. 7906-0032-00). The application is to allow the development of a 53-unit townhouse complex. The surplus strip of KGH will be used as part of the landscape buffer at KGH required for the proposed development. The Zoning By-law received Third Reading (Public Hearing) on June 12, 2006.

The Engineering Department's Functional Plan classifies the section of KGH between 8 Avenue and Nicomekl River as an arterial road that has resulted in a strip on each side of KGH becoming redundant. The Engineering Department therefore supports the sale of the surplus ±5,102 ft.² (±474 m²) portion of KGH fronting the properties at 2636 & 2646 KGH.

The road to be closed is encumbered by public utilities, including utilities owned by Terasen and BC Hydro. Prior to road disposition, a blanket right-of-way over the closed road will be registered on title to protect these services. No heritage trees are located in this area; however, two heritage trees are located just outside the road closure area and the landscaping plan and fencing for the proposed development will fully protect these trees in accordance with the Council approved guidelines for Heritage Tree Protection.

2. Road Closure 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 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.

CONCLUSION

The portion of road to be closed and consolidated is not needed for road purposes. The terms of agreement covering the disposition of the surplus road for consolidation with the adjacent lands located at 2636 & 2646 KGH, 2681/83 and 2707/09 Parkway Drive are considered reasonable.

Paul Ham, P. Eng. General Manager, Engineering

PH/AW/mpr/brb

http://surrey.ihostez.com/content/uploaded/6d7907e2ec5c43d8a147105c6ae68fdb-06210942-aw.doc C 7/15/10 3:33 PM

Appendices

I. Aerial Photograph of Site