

NO: R182 COUNCIL DATE: October 5, 2009

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 21, 2009**

FROM: **General Manager, Engineering** FILE: **0910-30/116**

SUBJECT: **Road Closure adjacent to 11503 – 132A Street**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of approximately 402.9 m² (4,337 ft.²) of lane adjacent to the south property line of 11503 – 132A Street as illustrated on the attached Appendix I.

BACKGROUND

1. Property Location

The road allowance proposed for closure is redundant road adjacent to the south property line of the Light Impact Industrial lot located at 11503 – 132A Street. The road closure area is unconstructed and is a grass-covered area. Subject to approval by Council and completion of the closure process, the road closure area will be consolidated with the adjacent light impact industrial lot at 11503 – 132A Street.

2. Plan Designations, Zoning, and Land Uses

The road closure area and the adjacent lot at 11503 – 132A Street are zoned Light Impact Industrial (IL) Zone and designated as “Industrial” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road proposed for closure is to be consolidated with the adjacent property to the north (11503 – 132A Street).

All concerned City departments have reviewed the closure and there are no objections to the disposition of the subject portion of unconstructed road to the owners of the adjacent lot at 11503 – 132A Street.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the closure of this road have been consulted and none has expressed any concerns regarding the proposed road closure.

2. Land Value

The applicants have agreed to provide compensation to the City equivalent to the market value of the land as determined by a qualified appraiser.

3. 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 of the subject portion of road. 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 will provide information to the public at large about the details of the closure and will indicate that all pertinent information 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 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 Community Charter. The advertisement and notice contain a description of the land. Upon completion of these postings, a final report will be submitted to Council to approve the sale of the closed road. Staff will then prepare transfer documents to transfer the road to the purchaser and consolidation and registration will take place at the Land Title Office.

4. Sustainability Considerations

The proposed road closure supports the Sustainability Charter's economic goal of using the City's land base efficiently. The closure and consolidation will increase the City's industrial property tax assessment base.

In particular, the road closure supports the Charter Scope actions related to:

- EC2: Economic Development Strategy and an Employment Land Strategy
- EC3: Sustainable Infrastructure Maintenance and Replacement

CONCLUSION

The portion of road to be closed and consolidated is not needed for road purposes. The terms of the agreement covering the disposition of the surplus road are considered reasonable. It is noted that all area calculations contained in this report are approximate and subject to final survey.

Vincent Lalonde, P. Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: September 17, 2009, AVW

Date of Aerial Photography: April 2008



ROAD CLOSURE ADJACENT TO 11503 - 132A STREET

REALTY DIVISION

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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