

NO: R219

COUNCIL DATE: October 18, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 15, 2010**

FROM: **General Manager, Engineering**

FILE: **0910-20/326**

SUBJECT: **Proposed Road Closure adjacent to
City Lots at 19407 and 19501 - 68 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward for the required readings a by-law to close and remove the dedication as highway of the 14,370 ft.² (1,335 m²) 194A Street allowance adjacent to the City lots located at 19407 and 19501 – 68 Avenue all as generally illustrated on Appendix I attached to this report.

BACKGROUND

The closure of 194A Street adjacent to the lots known as 19401 and 19501 – 68 Avenue is a prerequisite for the consolidation and disposition of surplus portions of the City-owned lots located at 19407 and 19501 – 68 Avenue.

1. **Property Location**

The subject properties are located in the East Clayton NCP area. They are surrounded primarily by new single family compact dwellings, townhouses, City parkland and a City storm water detention facility.

2. **Plan Designations, Zoning and Land Uses**

The road closure area and the surplus portions of the City lands at 19407 and 19501 - 68 Avenue are zoned One Acre Residential (RA) Zone and are designated “Suburban” in the Official Community Plan and “Medium High Density 15-25 upa” in the East Clayton NCP Land Use Plan.

DISCUSSION

1. **Purpose of Road Closure**

The closure of this redundant portion of 194A Street will allow for its consolidation with the surplus portions of the two adjacent parklands to create a 2.37 acre lot for redevelopment. A new road linking 194 and 194A Streets at 68 Avenue is currently under construction and traverses the City-owned property at 19407 - 68 Avenue, severing it into two portions, southeast and northwest of the new road as illustrated on Appendix I.

The northwest portion of 19407 – 68 Avenue will be retained as parkland, while the southeast portion is surplus to the City's requirements. This surplus 65,756 ft.² area is proposed to be consolidated with the closed 194A Street road allowance and a 23,089 ft.² area of the parcel at 19501 – 68 Avenue, all as shown on the attached Appendix I. This consolidation will create a 103,215 ft.² (2.37 acre) parcel for future development.

2. Road Closure Process

Prior to final approval of the road closure by 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 advertisements will provide information to the public at large regarding the details of the closure and indicate 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 potentially affected by the proposed closure. Legislative Services will then request Council to give Final Adoption to the road closure by-law. Upon completion of these requirements, the road closure by-law will be registered at the Land Title Office and a legal title for the closed road will be raised.

Concurrently with the road closure process, a subdivision application will be submitted to the Planning and Development Department to consolidate the subject portions of the surplus City lands (65,756 ft.² of 19407 – 68 Avenue; 14,370 ft.² old 194A Street; and 23,089 ft.² of 19501 - 68 Avenue) to create the single lot and to dedicate as road the portion of land on which the new 194A Street is being constructed. The subdivision plan for the consolidation of these lands will be approved and registered subsequent to the raising of a legal title for the closed road allowance area.

SUSTAINABILITY CONSIDERATIONS

The creation of the proposed 2.37 acre parcel for future sale and development will contribute to the City's financial sustainability. It will further support sustainable land use and development and the broad Sustainability Charter goal of establishing appropriate land uses throughout the City. In particular, the consolidation supports the Charter scope action EC₁ – Corporate Economic Sustainability.

CONCLUSION

The portion of the 194A Street road allowance proposed to be closed and consolidated with adjacent lands is not needed for road purposes. The road closure is necessary to facilitate the consolidation of surplus portions of City lands on the north side of 68 Avenue in the vicinity of 194A Street to create a 2.37 acre parcel for disposition and development. Based on the above discussion, it is recommended that Council authorize the City Clerk to bring forward for the required readings a by-law to close and remove the dedication as highway of the 14,370 ft.² (1,335 m²) 194A Street allowance adjacent to the City lots located at 19407 and 19501 – 68 Avenue all as generally illustrated on Appendix I attached to this report.

Vincent Lalonde, P. Eng.
General Manager, Engineering

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Appendix I - Aerial Photograph of Site and Proposed Road Closure

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: October 13, 2010, AW

Date of Aerial Photography: April 2009



ROAD CLOSURE ADJACENT TO 19407 - 68 AVENUE

ENGINEERING DEPARTMENT

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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