

NO: R163 COUNCIL DATE: September 12, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 7, 2011**

FROM: **General Manager, Engineering** FILE: **7908-0189**

SUBJECT: **Road Closure Adjacent to 15955, 15971, and 15989 – 39A Avenue**

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 272.4 m² (2,932 ft.²) of road allowance adjacent to the lots at 15955, 15971, and 15989 – 39A Avenue, as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The 272.4 m² (2,932 ft.²) road allowance proposed for closure is a portion of the road adjacent to 15955, 15971, and 15989 – 39A Avenue. This area of road allowance is redundant in consideration of the new subdivision layout being proposed by the applicant for the surrounding land. Appendix II attached to this report illustrates the proposed new subdivision pattern.

2. Plan Designations, Zoning, and Land Uses

The road closure area and the adjacent lands are zoned Comprehensive Development (CD) Zone and are designated as “Suburban” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road allowance proposed for closure is to be consolidated with the adjacent properties located at 15955 through 15989 – 39A Avenue and 3833 – 160 Street, in accordance with Development Application No. 7908-0189.

All concerned City departments have reviewed the proposed road closure and no objections to its closure or disposition have been raised.

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 closure.

2. Land Value

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

All area calculations contained in this report are approximate and subject to final survey.

3. Sustainability Considerations

The proposed road closure and sale supports the Sustainability Charter's economic goal of using the City's land base efficiently.

CONCLUSION

The portion of road allowance proposed for closure and sale is surplus to the City's needs. The terms of the agreement of sale covering the disposition of the subject road allowance and its consolidation with the properties at 15955 through 15989 – 39A Avenue and 3833 – 160 Street are considered reasonable. It is recommended that Council authorize staff to take the actions as recommended in this report, which will facilitate the sale of the subject land.

Vincent Lalonde, P. Eng.
General Manager, Engineering

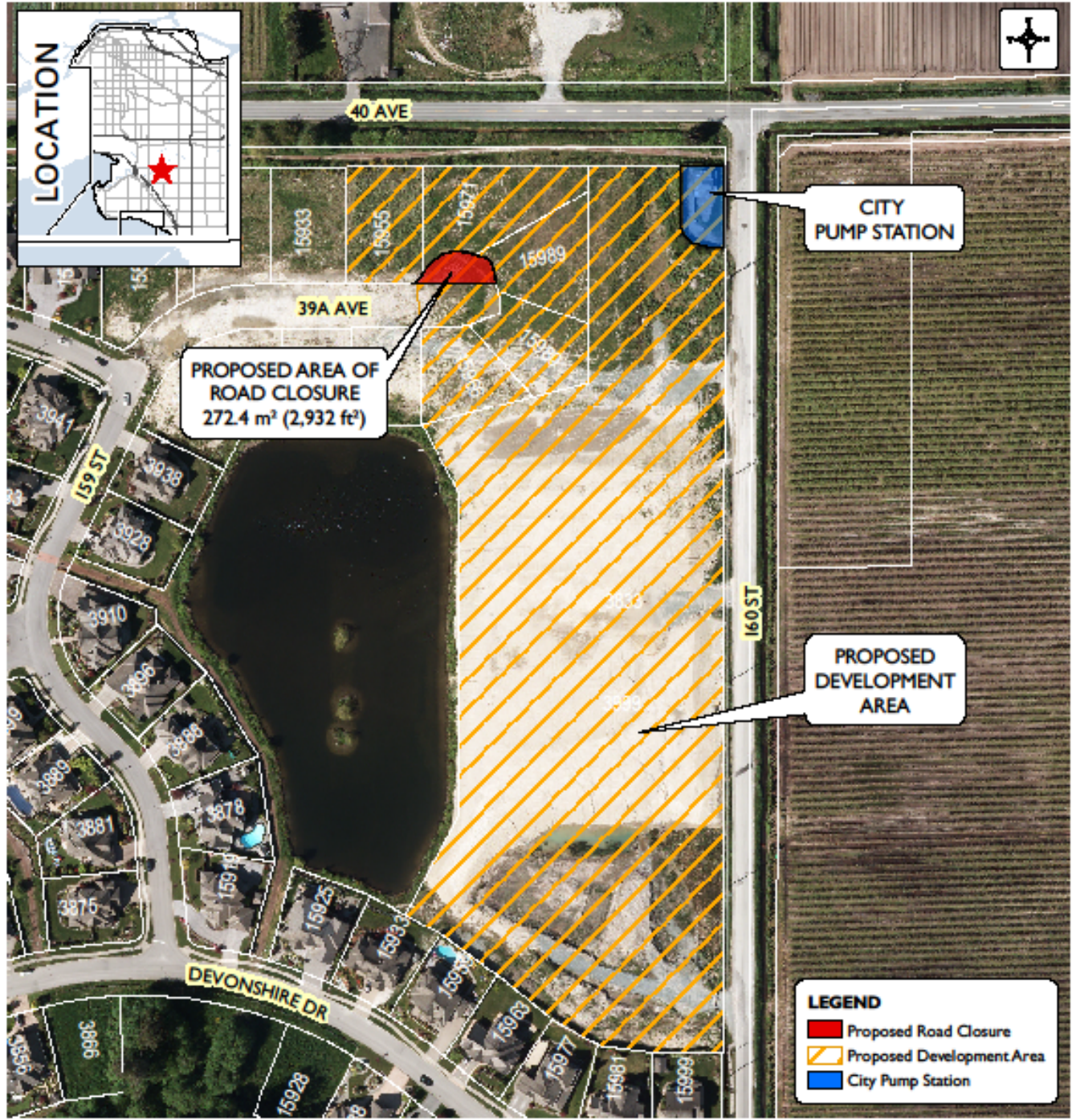
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Appendices

- I. Aerial Photograph of Site
- II. Proposed Subdivision Pattern

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: August 23, 2011, AW/CS

Date of Aerial Photography: May 2010



**PROPOSED ROAD CLOSURE
LOCATED ADJACENT TO
15955, 15971 & 15989 – 39A 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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APPENDIX II

