

NO: R171

COUNCIL DATE: September 12, 2011

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## REGULAR COUNCIL

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

FROM: **General Manager, Engineering** FILE: **0910-30/179**

SUBJECT: **Closure of Lane Allowance Adjacent to 13995 Hansen Road,  
14017 – 110 Avenue, and 11023 – 140A Street**

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## 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 159.6 m<sup>2</sup> (1,718 ft.<sup>2</sup>) of unopened lane allowance adjacent to 13995 Hansen Road, 14017 – 110 Avenue, and 11023 – 140A Street, as generally illustrated on Appendix I.

## BACKGROUND

### 1. Property Description

The 159.6 m<sup>2</sup> lane allowance area proposed for closure has a width of 4.87 metres (16 feet), is unconstructed, and is located between the adjacent property to the west at 13995 Hansen Road and adjacent properties to the east at 14017 – 110 Avenue and 11023 – 140A Street in the Bolivar Heights neighbourhood of North Surrey. The properties at 13995 Hansen Road and 11023 – 140A Street are improved with older residences and the property at 14017 – 110 Avenue is a vacant parcel.

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

The lane closure area and the subject adjacent properties are zoned RF (Single Family Residential Zone) and are designated as “Urban” in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The two properties located at 14017 – 110 Avenue and 11023 – 140A Street are impacted by overhead power lines that run in a north/south direction approximately through their centre. The single owner of these two properties intends to apply for a building permit to construct a house on the vacant parcel at 14017 – 110 Avenue and wishes to purchase the lane adjacent to this lot, which will increase the lot area and hence the building envelope on the lot.

City staff consulted with the owner of the property at 13395 Hansen Road regarding the road closure proposal, who expressed an interest in purchasing the west half of the lane adjacent to his property.

On this basis the lane allowance area is proposed to be closed and sold in parts for consolidation with the adjacent properties at 13995 Hansen Road, 14017 – 110 Avenue, and 11023 – 140A Street (illustrated on Appendix I).

The proposed lane closure has been circulated to concerned City departments for review and no objections to the closure or disposition have been raised. A 7.5 metre length of the lane allowance north of the lane closure area and adjacent to the properties at 13995 Hansen Road and 11023 – 140A Street is being retained to provide future access to Hansen Road properties.

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

## 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.

It is noted that all area calculations contained in this report are approximate and subject to final survey.

## SUSTAINABILITY CONSIDERATIONS

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

## CONCLUSION

The portion of lane proposed for closure and sale is surplus to the City's needs. The terms of the sale agreements covering the disposition of the surplus lane allowance and its consolidation with the properties at 13995 Hansen Road, 14017 – 110 Avenue, and 11023 – 140A Street are considered reasonable. It is recommended that Council authorize staff to take bring forward an appropriate by-law to close the subject lane in preparation for its sale and consolidation as described in this report.

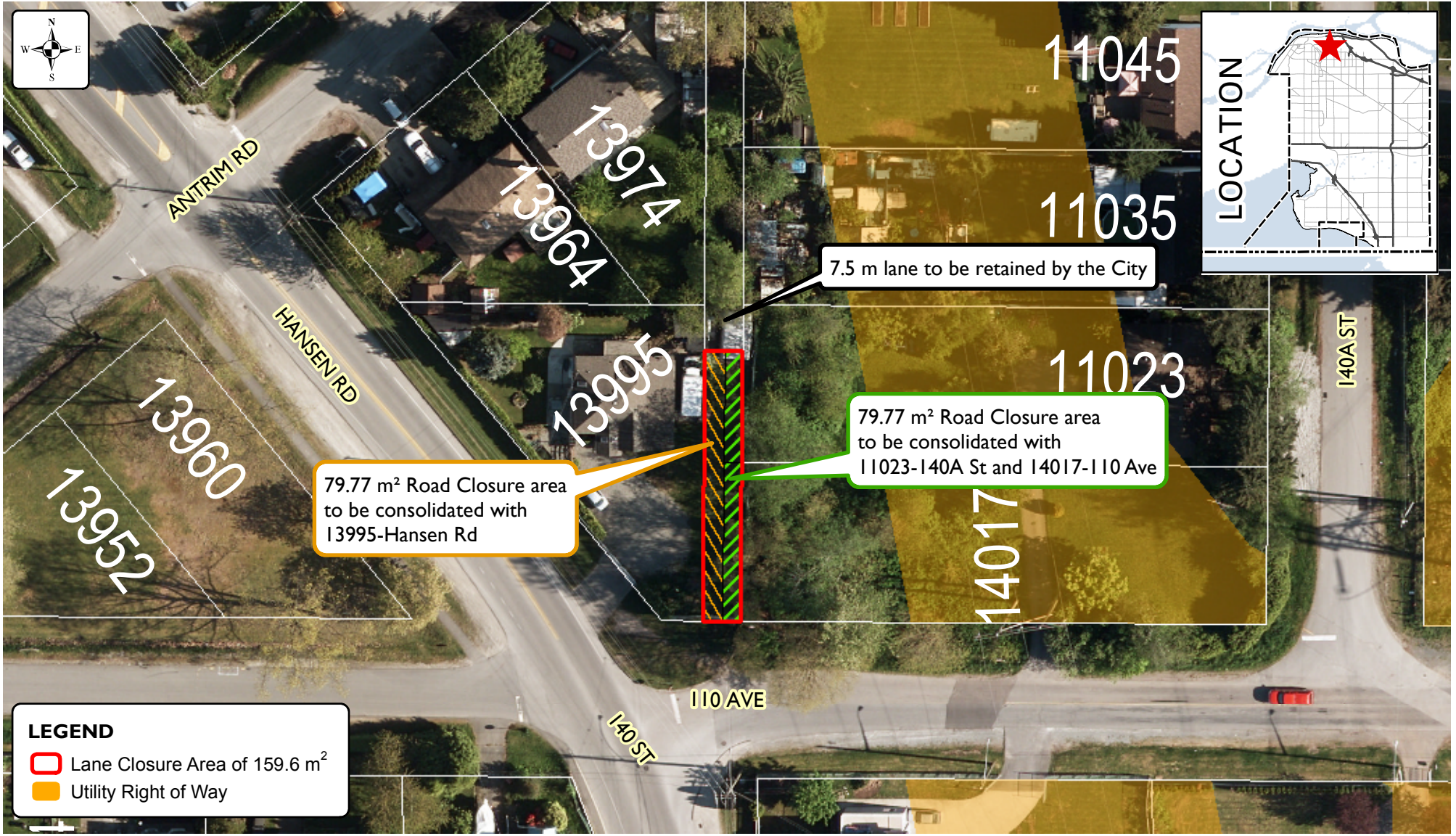
Vincent Lalonde, P.Eng.  
General Manager, Engineering

VL/AW/mpr/brb

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Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



**LEGEND**

- Lane Closure Area of 159.6 m<sup>2</sup>
- Utility Right of Way

Produced by GIS Section: August 18, 2011, JJR

Date of Aerial Photography: May 2010



## LANE CLOSURE AT 13995 HANSEN ROAD, 14017 - 110 AVENUE AND 11023 - 140A STREET

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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