

NO: R030

COUNCIL DATE: February 20, 2012

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 15, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-30/180**

SUBJECT: **Closure of Road Located North of 7646 – 134A 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 327.3 m² (3,523 ft.²) of unconstructed road north of the assembled lands at 7630 and 7646 – 134A Street, and 13453 and 13463 – 76 Avenue, as generally illustrated in Appendix 1.

BACKGROUND

1. Property Description

The 327.3 m² area of dedicated road proposed for closure is a 10.06 metre wide unconstructed road east of 134A Street and north of a private land assembly located at 7630 & 7646 – 134A Street and 13453 & 13463 - 76 Avenue.

2. Zoning, Plan Designations, and Land Uses

The road closure area and the assembled lands are zoned One Acre Residential (RA) Zone, and are designated as Light Industrial (IL) in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road proposed for closure is to be consolidated and rezoned with the adjacent assembled site (7630 & 7646 – 134A Street and 13453 & 13463 – 76 Avenue) from One Acre Residential (RA) Zone to a Comprehensive Development (CD) Zone (based on IL) under Development Application No. 7911-0186-00. This development application is seeking approval to develop a two-storey industrial building on the consolidated lands for use by DiverseCity, a non-profit organization. The proposed road closure was identified in the November 7, 2011, December 12, 2011, and January 9, 2012 Planning Reports to Council related to the development application, and the related rezoning by-law received Third Reading on January 23, 2012.

The proposed road closure has been circulated to all concerned City departments for review and no objections to the 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.

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 staff appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the road allowance proposed for closure is not required for road purposes and can be developed in conjunction with adjacent land as part of a larger development proposal.

CONCLUSION

The portion of road proposed for closure and sale is surplus to the City's needs. The terms of the sale agreement covering the disposition of the surplus road allowance and its consolidation with the properties at 7630 & 7646 – 134A Street and 13453 & 13463 – 76 Avenue are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road in preparation for its sale and consolidation as described in this report.

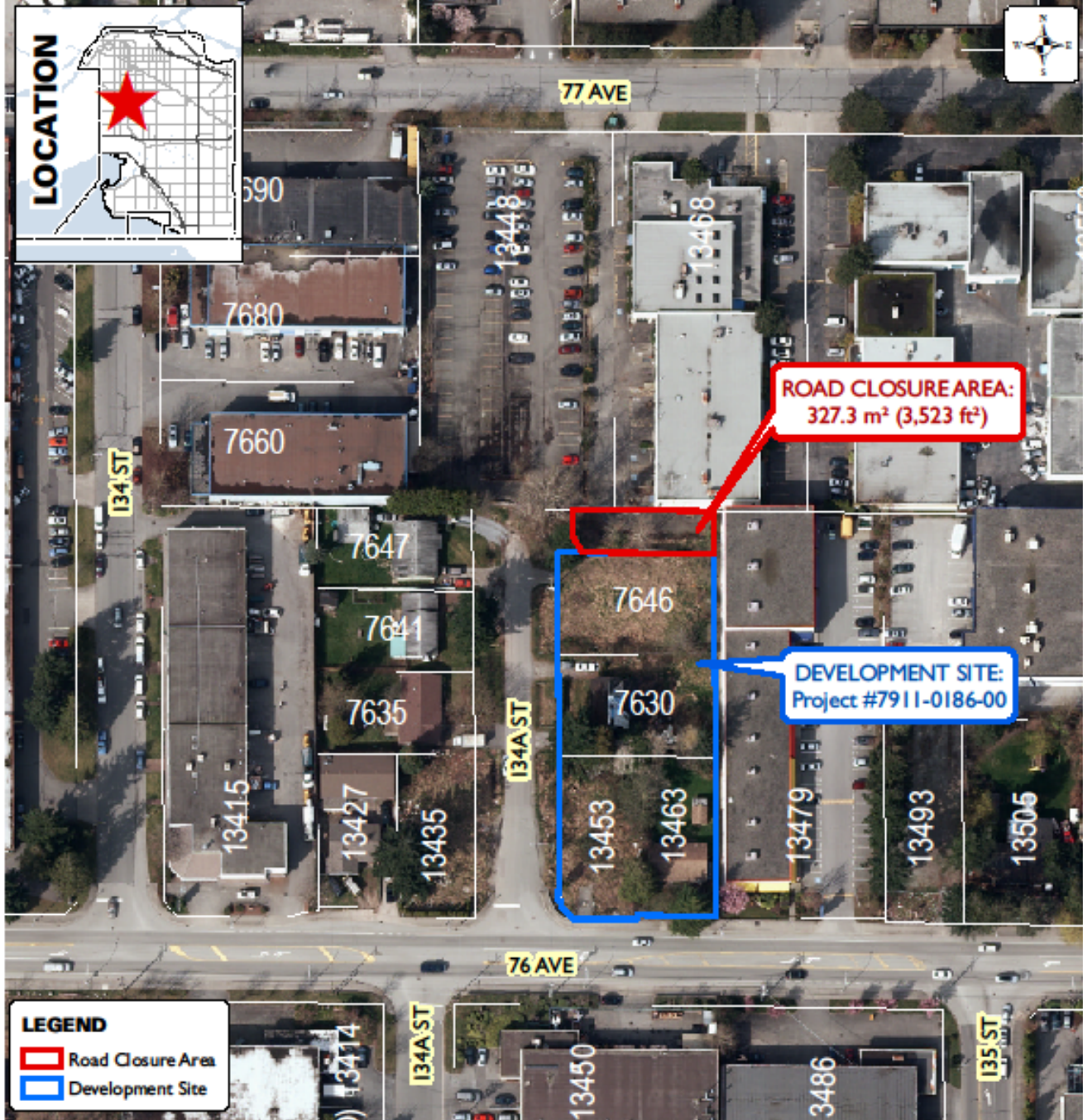
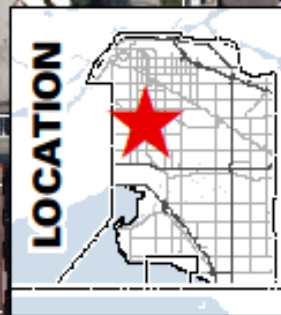
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mpr

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Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



ROAD CLOSURE AREA:
327.3 m² (3,523 ft²)

DEVELOPMENT SITE:
Project #7911-0186-00

LEGEND

- Road Closure Area
- Development Site

Produced by GIS Section: November 8, 2011, CS

Date of Aerial Photography: April 2011



ROAD CLOSURE:
Adjacent to 7630 & 7646 - 134A St
& 13453 & 13463 - 76 Ave
FILE: 0910-30/180

**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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