

NO: R042

COUNCIL DATE: **March 12, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 8, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-30/182**

SUBJECT: **Closure of Road Allowance Adjacent to the Lots at 11531 – 134 Street and 11542 – 134 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 each of a 145.2 m² (1,563 ft.²) portion and a 182.1 m² (1,960 ft.²) portion of opened road located adjacent to the properties at 11531 & 11542 – 134 Street, all as generally illustrated in Appendix 1 attached to this report.

BACKGROUND

1. Property Description

The 145.2 m² area and the 182.1 m² area of dedicated road proposed for closure comprise the southeast portion of the former 134 Street cul-de-sac, which adjoins two light impact industrial zoned properties at 11531 – 134 Street and 11542 – 134 Street, respectively. The original access from 116 Avenue to the 134 Street cul-de-sac road has been closed and a new road from 115 Avenue has been constructed to accommodate the South Fraser Perimeter Road, which is under construction.

2. Zoning, Plan Designations, and Land Uses

The areas of road proposed for closure and the adjacent lots at 11531 & 11542 – 134 Street are zoned Light Impact Industrial (IL) Zone and are designated as “Industrial” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The Provincial Ministry of Transportation and Infrastructure is constructing the South Fraser Perimeter Road (SFPR) under its Gateway Program and in doing so has closed the original access from 116 Avenue (new SFPR) to the subject 134 Street cul-de-sac road. The Gateway Program has purchased land and constructed a new cul-de-sac bulb at the north end of this section of 134 Street and a new municipal road linkage from 115 Avenue. As a result of the new road pattern, a 145.2 m² area and a 182.1 m² area of the original cul-de-sac bulb has become redundant as road allowance as illustrated in Appendix 1.

Gateway remains in discussion with the owner of the lots at 11531 & 11542 – 134 Street on acquisition of part of the lot at 11531 – 134 Street for establishing the new road connection from 115 Avenue. To assist in the discussion, Gateway has requested that the City close each of the 145.2 m² area and the 182.1 m² area of the old cul-de-sac road for the purpose of having these surplus portions of road consolidated with the adjacent lots at 11531 & 11542 – 134 Street.

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. Statutory rights-of-way are required to accommodate existing services located within the area of road proposed for closure.

2. Land Value

It has been agreed that no compensation for the lands will be paid to the City on the basis Gateway has, at its cost, purchased and dedicated alternative lands for and constructed a new cul-de-sac road at the north end of the subject section of 134 Street and constructed a new road linkage to this section of 134 Street from 115 Avenue.

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 disposition supports the objectives of the City's Sustainability Charter by using the City's land base efficiently. The road closure and consolidation with the adjacent properties will increase the area of land designated for industrial development in the City, which is consistent with the Charter's objective of ensuring that the City's operation is financially sustainable.

CONCLUSION

The portions of road allowance proposed for closure and disposition are surplus to the City's needs. The terms of the agreement covering the disposition of the surplus road allowance and its consolidation with the properties at 11531 & 11542 – 134 Street are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject portions of road allowance in preparation for their transfer 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



Produced by GIS Section: February 20, 2012, AW8

Date of Aerial Photography: April 2011



**ROAD CLOSURE ADJACENT TO
11531 & 11542 – 134 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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