

NO: **R044**

COUNCIL DATE: **March 12, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 8, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-30/183**

SUBJECT: **Closure of Road Allowance Areas Adjacent to 19054 – 68 Avenue and 19079 – 67A 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 of each of a 15.12 m² (163 ft.²), a 4.73 m² (51 ft.²), a 63.42 m² (683 ft.²), and a 16.37 m² (176 ft.²) area of road allowance, respectively, located adjacent to the lots at 19054 – 68 Avenue and 19079 – 67A Avenue as generally illustrated in Appendix I.

BACKGROUND

1. Property Description

The road closure areas comprise 4.73 m², 63.42 m², and 16.37 m² portions of the 67A Avenue road allowance south of the lots at 19054 – 68 Avenue and 19079 – 67A Avenue, and a 15.12 m² portion of the road allowance west of the same lots. The proposed closures have a combined total area of 99.64 m² (1073 ft.²).

2. Zoning, Plan Designations, and Land Uses

The road closure areas and the property at 19079 – 67A Avenue are zoned Special Single Family Residential (9) (RF-9S) Zone. The property at 19054 – 68 Avenue is zoned One Acre Residential (RA) Zone. The road closure areas and the subject adjacent properties are designated as “10-15 u.p.a. Special Residential” in the East Clayton Neighbourhood Concept Plan.

DISCUSSION

1. Purpose of Road Closure

The applicant is proposing under Development Application No. 7911-0161-00, to rezone the property at 19054 – 68 Avenue from One Acre Residential (RA) Zone to Special Single Family Residential (9) Zone (RF-9S) to permit subdivision into 11 single family lots, together with a portion of the neighbouring property to the east at 19079 – 67A Avenue, which is zoned RF-9S. This development project proposes minor modification to the road network as shown in the East Clayton NCP, which modification has resulted in the subject road closure

areas being surplus to the City's needs. The proposed road closures were identified in the November 28, 2011 Planning Report to Council related to Development Application No. 7911-0161-00 and the related Rezoning By-law received Third Reading on December 12, 2011.

The two corner cut road closure areas of 4.73 m² and 15.12 m² along the east property line of 19047 - 67A Avenue are to be consolidated with that property and the road closure areas of 63.42 m² and 16.37 m² are to be consolidated with the lot at 19054 - 68 Avenue and the lot at 19079 - 67A Avenue. The developer is responsible for liaising with the owners of each of 19047 & 19079 - 67A Avenue to effect the consolidation of the appropriate road closure areas with these two properties.

The proposed road closures have 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 allowance have been consulted and none has expressed any objections.

2. Land Value

The applicants have agreed to provide compensation to the City based on the market value of the areas of closed road as determined by a staff appraisal.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road allowance 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 consolidated and developed with the adjacent properties.

CONCLUSION

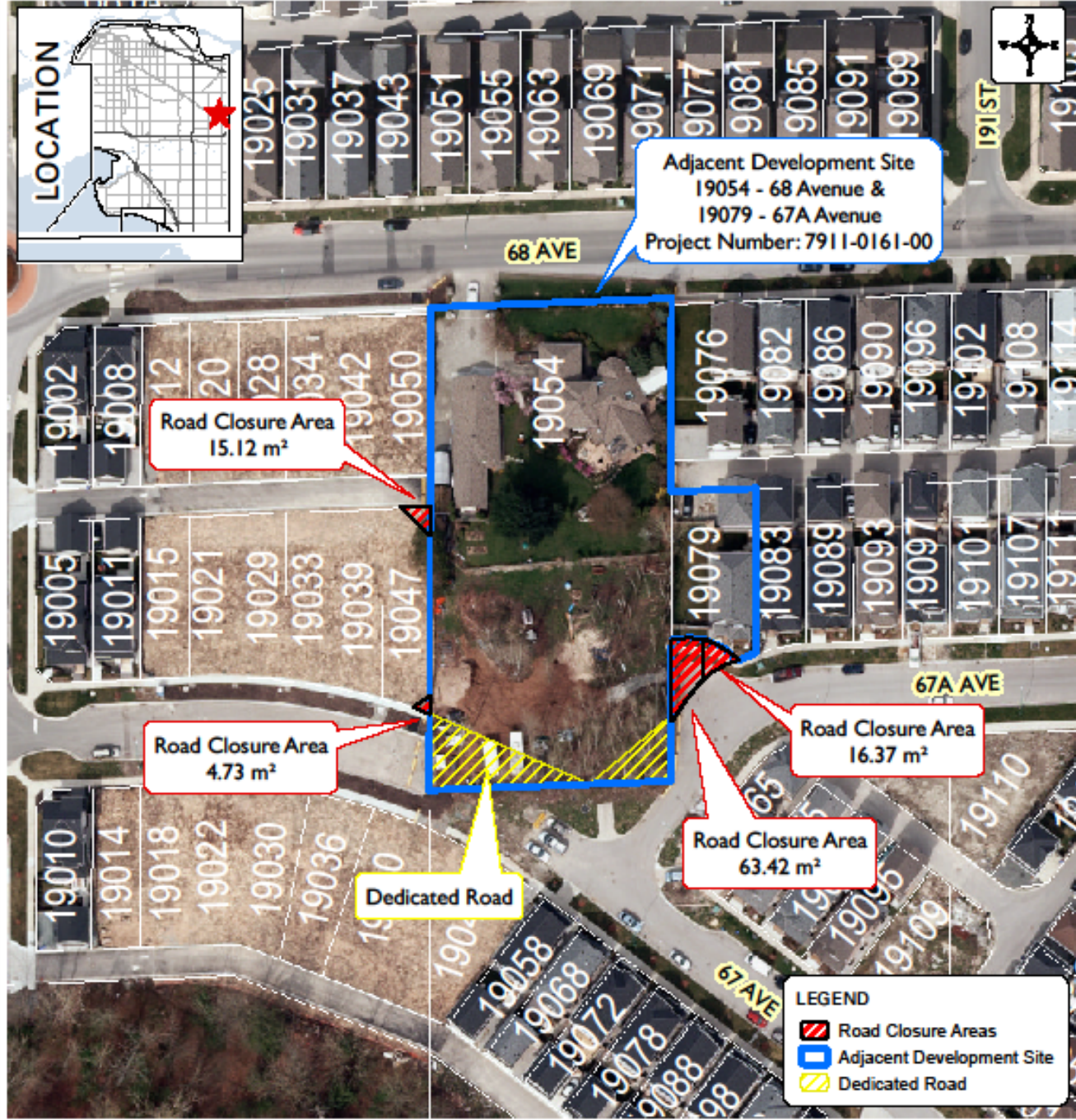
The portions of road proposed for closure and sale are surplus to the City's needs. The terms of the sale agreement covering the disposition of the surplus road allowance and its consolidation with the lots at 19047 & 19079 - 67A Avenue and 19054 - 68 Avenue are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance areas in preparation for their sale and consolidation as described in this report.

Vincent Lalonde, P.Eng.
General Manager, Engineering

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APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: February 15, 2012, AW8

Date of Aerial Photography: April 2011



ROAD CLOSURES ADJACENT TO 19054 - 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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