

NO: **R092**

COUNCIL DATE: **May 7, 2012**

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 1, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-30/187**

SUBJECT: **Closure of Road Adjacent to the Lots at  
11102 – 152A Street, 11112 & 11132 – 152 Street and 15218 – 111A 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 portions of the Highway No. 1 road allowance for consolidation respectively with the adjacent properties as follows:

- 11102 – 152A Street [278.8 m<sup>2</sup> (3,000.97 ft.<sup>2</sup>)],
- 11112 – 152 Street [390.2 m<sup>2</sup> (4,200.07 ft.<sup>2</sup>)],
- 11132 – 152 Street [172.1 m<sup>2</sup> (1,852.46 ft.<sup>2</sup>)], and
- 15218 – 111A Avenue [77.6 m<sup>2</sup> (835.27 ft.<sup>2</sup>)],

all as generally described in this report and as illustrated in Appendix 1 attached to this report.

## BACKGROUND

### 1. Property Description

The areas of dedicated road proposed for closure are located along the east boundary of Highway No. 1 and are adjacent to four residential lots located at 11102 – 152A Street, 11112 & 11132 – 152 Street and 15218 – 111A Avenue. The lots at 11102 – 152A Street and 15218 – 111A Avenue are each improved with a newer home while the lots at 11112 & 11132 – 152 Street are vacant.

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

The lots located at 11102 – 152A Street and 15218 – 111A Avenue and their respective, adjacent road closure areas are zoned Single Family (RF) Zone. The other lots located at 11112 & 11132 – 152 Street and their respective adjacent road closure areas are zoned One-Acre Residential (RA) Zone. The subject lots are all designated as “Urban” in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The Provincial Ministry of Transportation and Infrastructure is undertaking construction works to Highway No. 1 and the Port Mann Bridge under its Gateway Program. In doing so the Ministry has acquired the four properties located at 11102 – 152A Street, 11112 & 11132 – 152 Street and 15218 – 111A Avenue and dedicated parts of each of these properties as additional road allowance for Highway No. 1. This road dedication occurred prior to changes in the Transportation Act that enable an arterial road to be established by the deposit of a plan at Land Title Office showing the land as an arterial highway. Prior to these changes it was necessary to obtain a ministerial order to establish a road dedication as provincial highway. A ministerial order was not obtained for this road dedication, and in the absence of a ministerial order this dedicated road has municipal road status.

The Province has recently determined that there is excess dedicated road at the location of the subject lots and has requested that the City close each of the 278.8 m<sup>2</sup>, 390.2 m<sup>2</sup>, 172.1 m<sup>2</sup>, and 77.6 m<sup>2</sup> portions of excess road for the purpose of having them returned to their parent parcels at 11102, 11112 & 11132 – 152A Street and 15218 – 111A Avenue, respectively.

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 subject road closure have been consulted.

### 2. Land Value

It was agreed that the Province will not be compensating the City for the road closure lands on the basis that it acquired the subject lots and dedicated parts of them as road, all at its own cost. The Province is able to undertake the alternative method of obtaining ministerial orders to designate the dedicated road as provincially-owned arterial highway and to subsequently cancel the lands for arterial highway use. The Province has requested that the City close the subject portions of road through the municipal road closure process as this process is shorter and simpler than the alternative method.

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, which contributes to the City's financial sustainability. It also supports the broad Charter objectives of ensuring that land uses are located in a planned and orderly manner throughout the City.

## CONCLUSION

The portions of road allowance proposed for closure and disposition were dedicated by the Province for provincial highway purposes. The terms of the agreement covering the closure of the surplus road allowance and its consolidation with the provincially-owned, adjacent properties at 11102 – 152A Street, 11112 & 11132 – 152 Street and 15218 – 111A Avenue, respectively, 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.

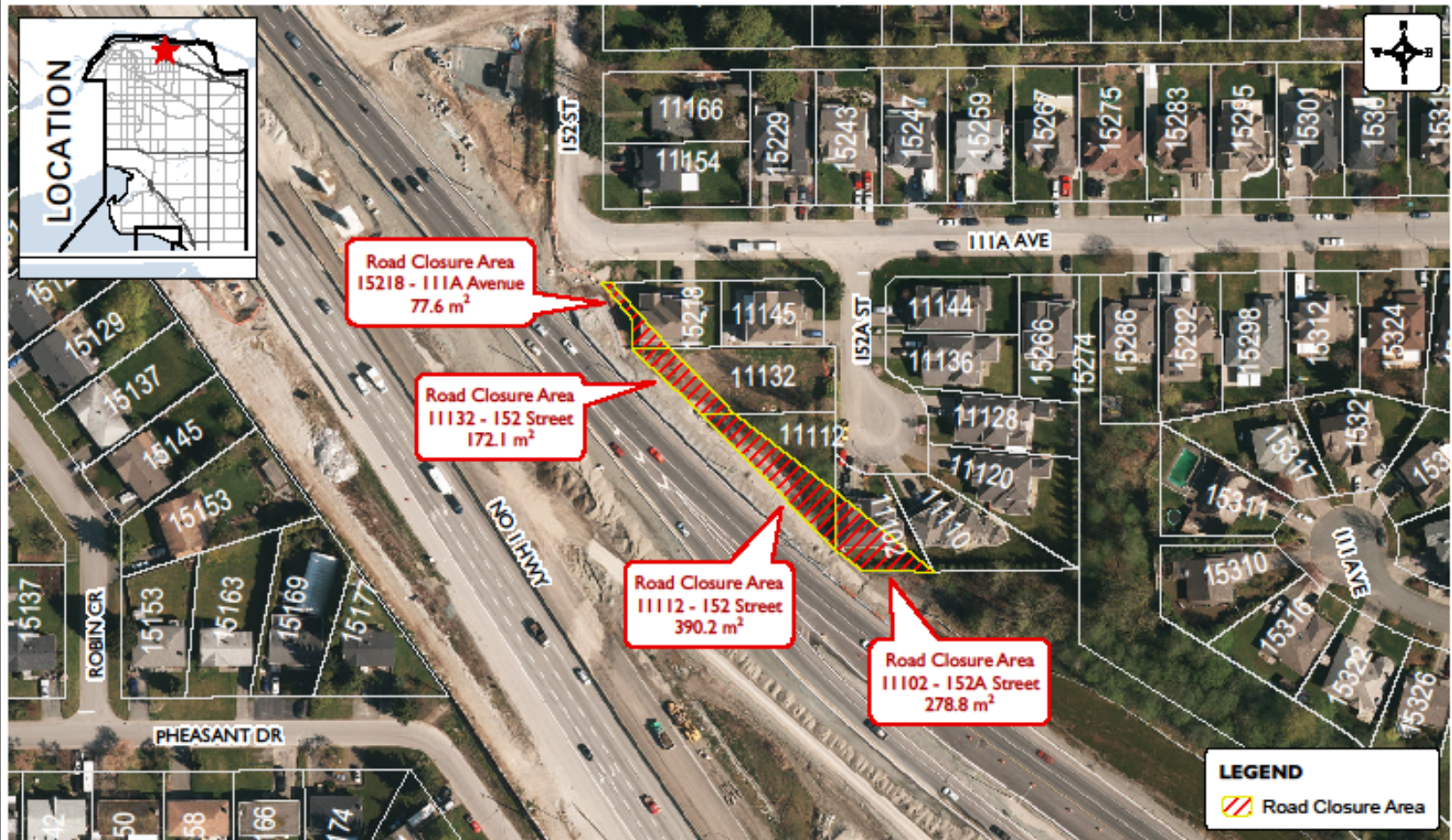
Vincent Lalonde, P.Eng.  
General Manager, Engineering

VL/AW/mpr/brb

g:\wp-docs\2012\admin\cr\04131204-aw (md).docx  
BRB 5/1/12 2:54 PM

Appendix I - Aerial Photograph of Site

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: April 12, 2012, AW8

Date of Aerial Photography: April 2011



**CLOSURE OF ROAD ADJACENT TO 11102 - 152A STREET,  
1112 & 11132 - 152 STREET & 15218 - 111A 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 lines, legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\Mapping\GIS\Mapa\ Corporate\Report\Res by\ AW-5218-111A\_AVE-RC-AP.mxd