

NO: **R166**

COUNCIL DATE: **July 23, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 18, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-30/179**

SUBJECT: **Approval of Sale of Closed Portions of Lane adjacent to 13995 Hansen Road, 14017 – 110 Avenue, and 11023 – 140A Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a total area of 1,718 ft.² (159.6 m²) of closed lane adjacent to 13995 Hansen Road, 14017 – 110 Avenue, and 11023 - 140A Street under the previously approved terms for this closure and sale as outlined in Corporate Report No. R171; 2011, a copy of which is attached to this report as Appendix I.

DISCUSSION

On September 12, 2011, Council authorized the Engineering Department (Resolution No. R11-1574 related to Corporate Report No. R171;2011) to proceed with the closure and sale of portions of redundant road (lane) allowance having a total area of 1,718 ft.² (159.6 m²) for the purpose of allowing its consolidation in parts with the properties known as 13995 Hansen Road, 14017 - 110 Avenue, and 11023 – 140A Street, respectively. Council's approval of the sale of the portions of closed road (lane) allowance is now required to complete the final step in the road closure process as stipulated by the Community Charter.

The Community Charter requires Council approval on two separate occasions to close and sell road allowances. The first time is at the beginning of the closure process when Council is requested to authorize the “cancellation of highway” for the portions of road to be closed. The second time is at the end of the process when Council's authority is required to formally dispose of the portions of road allowance after all the statutory requirements have been met. In accordance with Section 40 of the Community Charter, all the necessary requirements to dispose of the subject redundant portions of road (lane) allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of closed portions of lane allowance adjacent to 13995 Hansen Road, 14017 – 110 Avenue, and 11023 – 140A Street under the previously approved terms for this closure and sale as outlined in Corporate Report No. R171; 2011 attached as Appendix I to this report.

Vincent Lalonde, P.Eng.
General Manager, Engineering

MCS/mprr

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Appendix I: Corporate Report No. R171; 2011

NO: R171

COUNCIL DATE: September 12, 2011

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**

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 m² (1,718 ft.²) 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 m² 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.

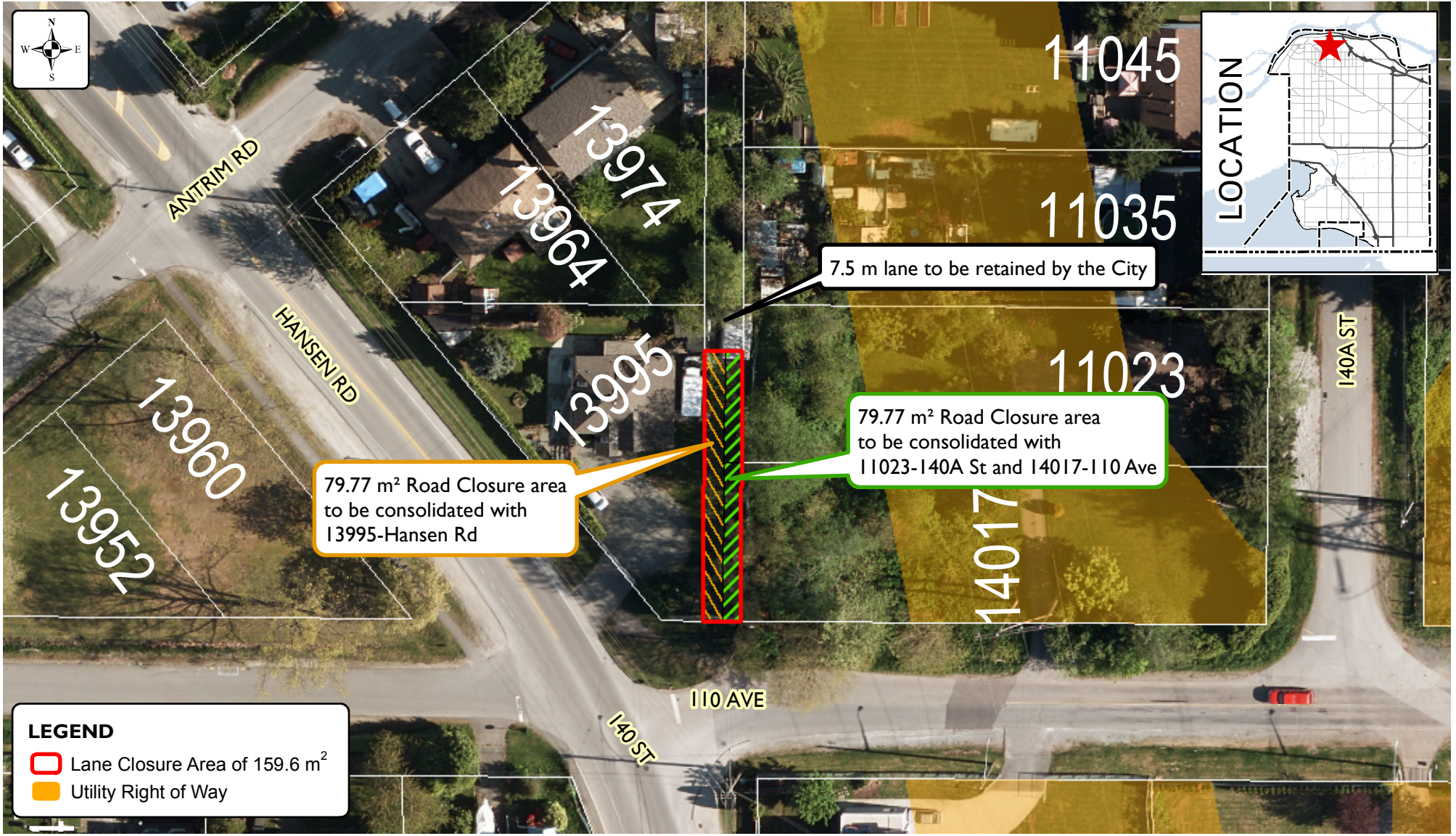
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



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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