

NO: **R191** COUNCIL DATE: **September 10, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 5, 2012**

FROM: **General Manager, Engineering**

FILE: **7910-0175**

SUBJECT: **Closure of Road Adjacent to 5814, 5836, and 5860 King George Boulevard and 5821 – 140 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 1,431 m² (15,403 ft.²) and a 1,368 m² (14,725 ft.²) area of road allowance located adjacent to the lots at 5814, 5836 and 5860 King George Boulevard and 5821 – 140 Street, all as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The road closure areas comprise a 1,431 m² (15,403 ft.²) portion of the 58A Avenue road allowance north of the lots located at 5814 and 5836 King George Boulevard and 5821 – 140 Street, and southeast of the lot located at 5860 King George Boulevard labelled as Section I in Appendix I attached to this report, and a 1,368 m² (14,725 ft.²) portion of 58 Avenue road allowance labelled as Section II in Appendix I attached to this report. The proposed closures have a combined gross area of 2,799 m² (30,128 ft.²). While 5860 King George Boulevard appears to front 58A Avenue, the actual civic address is 5860 King George Boulevard.

2. Zoning, Plan Designations, and Land Uses

The road closure area and the adjacent lots at 5814, 5836, and 5860 King George Boulevard and 5821 – 140 Street are zoned One Acre Residential (RA) Zone and are designated as “Urban Residential” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The applicant is proposing under Development Application No. 7910-0175-00, to rezone the referenced properties from One Acre Residential (RA) Zone to Single Family Residential (g)

Zone (RF-9), Single Family Residential (12) Zone (RF-12), and Single Family Residential (RF) Zone for the purpose of subdivision and development as single family residential lots. The project requires the subject road closure areas to complete the development as per the application. The road closure areas are surplus to the City's needs and will be consolidated with the lots at 5814, 5836, and 5860 King George Boulevard and 5821 – 140 Street under Development Application No. 7910-0175-00. The related rezoning by-law received Third Reading on October 3, 2011.

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; however, a temporary statutory right-of-way is to be registered against a 1,000 m² portion of the road closure area, preserving public access until alternative road access is complete, as illustrated on Appendix II attached to this report.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the closure of these road allowances 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. More particularly, the closure and sale supports the following Charter scope action items:

- SC12: Adapting to Demographic Change;
- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

CONCLUSION

The portions of road allowance 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 5814, 5836, and 5860 King George Boulevard and 5821 – 140 Street 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

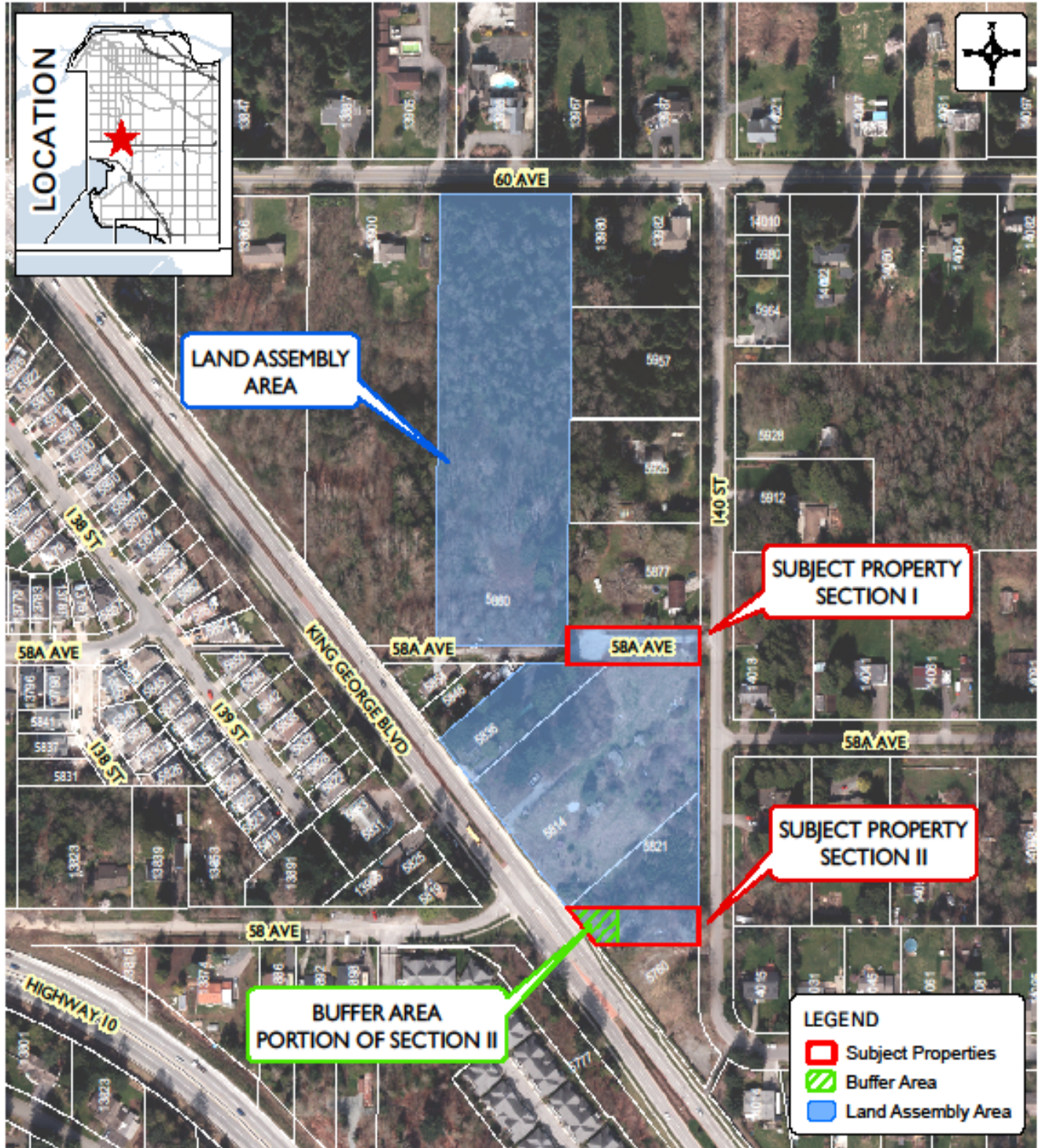
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Appendices

- I. Aerial Photograph of Site
- II. Site Plan

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: August 8, 2012, AW8

Date of Aerial Photography: April 2011



**SUBJECT PROPERTIES
CLOSURE OF ROADS ADJACENT TO
5814, 5836, 5860 KING GEORGE BOULEVARD
AND 5821 - 140 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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CORPORATE REPORTS\Reality\
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APPENDIX II

SITE PLAN

This drawing and design is the property of McElhenney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhenney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



Temporary Statutory
Right-of-Way Area
Preserving Public Access
During Construction.

North Area 18,748 sq.m.
South Area 15,580 sq.m.
Total Area 34,328 sq.m.
5% Area = 1,716 sq.m.
Road Closure 58A Avenue 1,433 sq.m.
Road Closure 58 Avenue 1,368 sq.m.
Buffer 1,215 sq.m.

Scale: 1:1250
Date: May 9, 2012
Job No.:2112-07972

