

NO: **R192** COUNCIL DATE: **September 10, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 5, 2012**  
FROM: **General Manager, Engineering** FILE: **0910-30/175**  
SUBJECT: **Closure of Road Allowance Adjacent to 13399 through 13431- 103 Avenue and west of University Drive**

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## 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 1,451 m<sup>2</sup> (15,619 ft.<sup>2</sup>) portion and 40.7 m<sup>2</sup> (438 ft.<sup>2</sup>) portion of 103 Avenue adjacent to 13399 through 13431 -103 Avenue and west of University Drive as generally illustrated in Appendix I attached to this report.

## BACKGROUND

### 1. Property Description

The road closure areas comprise a 1,451 m<sup>2</sup> (15,619 ft.<sup>2</sup>) portion and a 40.7 m<sup>2</sup> (438 ft.<sup>2</sup>) portion of 103 Avenue immediately south of the lots located at 13399 through 13431 - 103 Avenue and west of University Drive.

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

The road closure area and the adjacent lots at 13399 through 13431- 103 Avenue and University Drive are zoned Single Family Residential (RF) Zone and are designated as "City Centre" in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The 1,451 m<sup>2</sup> (15,619 ft.<sup>2</sup>) portion of closed road allowance will be held by the City as fee simple land at this time. The 40.7 m<sup>2</sup> (438 ft.<sup>2</sup>) portion of closed road allowance will be consolidated with the City-owned fee simple property located at 10281 University Drive to its immediate south.

The land at 13399 through 13431 - 103 Avenue is the subject of a rezoning by-law that has received third reading related to Development Application no. 7906-0519-00 to permit two residential towers on the consolidated properties. The City is currently in negotiations with

the owners of these parcels to purchase approximately 1,450 m<sup>2</sup> (15,607 ft.<sup>2</sup>) from the lots 13399 through 13431 – 103 Avenue and to sell approximately 1,451 m<sup>2</sup> (15,619 ft.<sup>2</sup>) of the subject road allowance closure area. The closed road allowance is expected to be consolidated with the remainder of lots 13399 through 13431 – 103 Avenue for future development. Staff will provide a further report to Council with the terms and conditions of the proposed purchase and sale of land once the negotiations are completed.

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 these road allowances have been consulted and none has expressed any objections.

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 expected purchase and sale agreement support the objectives of the City's Sustainability Charter by allowing for the efficient use of the City's land base in the context of planned and orderly development.

## **CONCLUSION**

The portions of road allowance proposed for closure will become surplus to the City's needs with the realignment of 103 Avenue. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the identified areas of road allowance in preparation for the sale and consolidation of these lands with adjacent lots as described in this report.

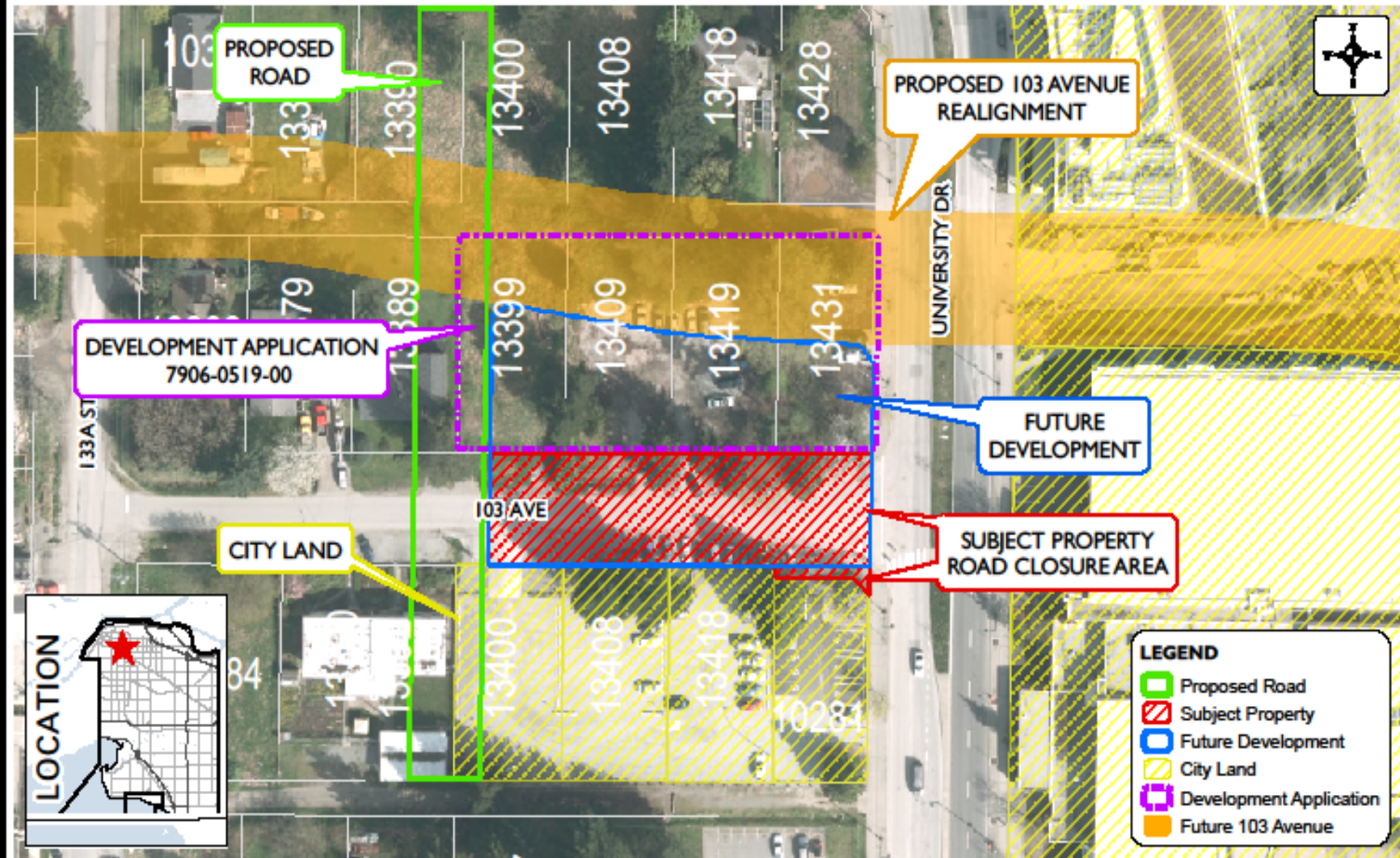
Vincent Lalonde, P. Eng.  
General Manager, Engineering

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Appendix I: Aerial Photograph of Proposed Road Allowance Closures

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 25, 2012, AWB

Date of Aerial Photography: April 2012



## CLOSURE OF ROAD BETWEEN 13399 103 AVENUE AND UNIVERSITY DRIVE

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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AW-Closure Street 13399 University Dr & 103 Ave-9C-AP.mxd