

NO: **R023**

COUNCIL DATE: **February 18, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 12, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/176  
7911-0244-00**

SUBJECT: **Closure of Road Allowance Adjacent to 18625 Fraser Highway**

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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 a 95 m<sup>2</sup> (1,022 ft.<sup>2</sup>) area of road allowance located adjacent to the property at 18625 Fraser Highway as generally illustrated in Appendix I attached to this report.

## BACKGROUND

### 1. Property Description

The 95 m<sup>2</sup> (1,022 ft.<sup>2</sup>) area of dedicated road proposed for closure is an unconstructed portion of the 68 Avenue road allowance located south of 18625 Fraser Highway with which it is proposed to be consolidated for the purpose of development.

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

The road closure area and the adjacent property at 18625 Fraser Highway are currently zoned One Acre Residential (RA) Zone and designated as “Suburban” in the Official Community Plan and “Institutional” and “Riparian Protection Area” in the East Clayton NCP Extension - West of 188 Street.

## DISCUSSION

### 1. Purpose of Road Closure

The applicant is proposing under Development Application No. 7911-0244-00 to rezone the property at 18625 Fraser Highway from One Acre Residential (RA) Zone to Multiple Residential 30 (RM-30) Zone and Public Assembly 2 (PA-2) Zone to facilitate the development of 52 townhouse units and a church. The proposed road closure was referenced in the September 10, 2012 Planning Report to Council related to development application 7911-0244-00 and the related rezoning by-law received Third Reading on October 1, 2012.

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 closure of this road allowance have been consulted and none has expressed any objections.

## 2. Land Value

The applicant has agreed to provide compensation to the City based on the market value of the area of closed road allowance as determined by a staff appraiser.

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 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 property as part of a larger development proposal.

## CONCLUSION

The portion of road allowance proposed for closure and sale is surplus to the City's needs. The terms of the sale agreement related to the disposition of the surplus road allowance and its consolidation with the property at 18625 Fraser Highway are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance area in preparation for its sale and consolidation as described in this report.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

AW/mpr

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Appendix I: Aerial Photograph of Development Site and Road Closure Area

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: January-29-13, aw8

Date of Aerial Photography: April 2012



## CLOSURE OF ROAD ALLOWANCE ADJACENT TO 18625 FRASER HIGHWAY

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.

Source:  
Q:\MAPPING\GIS\Map\Corporate\Reports\Eng\Utilities\AW-Adj\18625 Fraser Hwy-RC-AP.mxd