

NO: **R081** COUNCIL DATE: **May 6, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2013**

FROM: **General Manager, Engineering**

FILE: **7913-0069-00**

SUBJECT: **Closure of Road Adjacent to 6018 – 138 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 a 528 m² (5,683 ft.²) portion of 138 Street adjacent to the property at 6018 – 138 Street as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The 528 m² (5,683 ft.²) portion of partially-constructed 138 Street is adjacent to the west property line of the property at 6018 – 138 Street.

2. Zoning, Plan Designations, and Land Uses

The road closure area and the adjacent lot at 6018 – 138 Street are zoned One Acre Residential (RA) Zone and designated as “Urban” in the Official Community Plan. An application (No. 7912-0037-00) has been made to rezone the property located at 6018 – 138 Street to Single Family Residential (12) Zone (RF-12) and Single Family Residential (9) Zone (RF-9).

DISCUSSION

1. Purpose of Road Closure

The area of partially-constructed 138 Street proposed for closure will be consolidated with the adjacent property at 6018 – 138 Street (more specifically the proposed Lot 1 and a portion of proposed Lot 2) as illustrated on Appendix II attached to this report.

The area of 138 Street proposed for closure will be surplus land as a result of the realignment of 138 Street to a new alignment to the east of its current alignment.

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 proposed closure have been consulted and none has expressed any objections.

2. Land Value

The applicant has agreed to provide compensation to the City equivalent to 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 road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently since the road allowance proposed for closure is not required for road purposes and can be developed in conjunction with adjacent land in support of planned and orderly development of the neighbourhood.

CONCLUSION

The area of 138 Street proposed for closure will become surplus to the City's needs with the realignment of 138 Street to the east of its current alignment. The terms of the sale agreement covering the disposition of the closed road allowance area are considered reasonable. It is recommended that Council authorize staff to bring forward the necessary 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

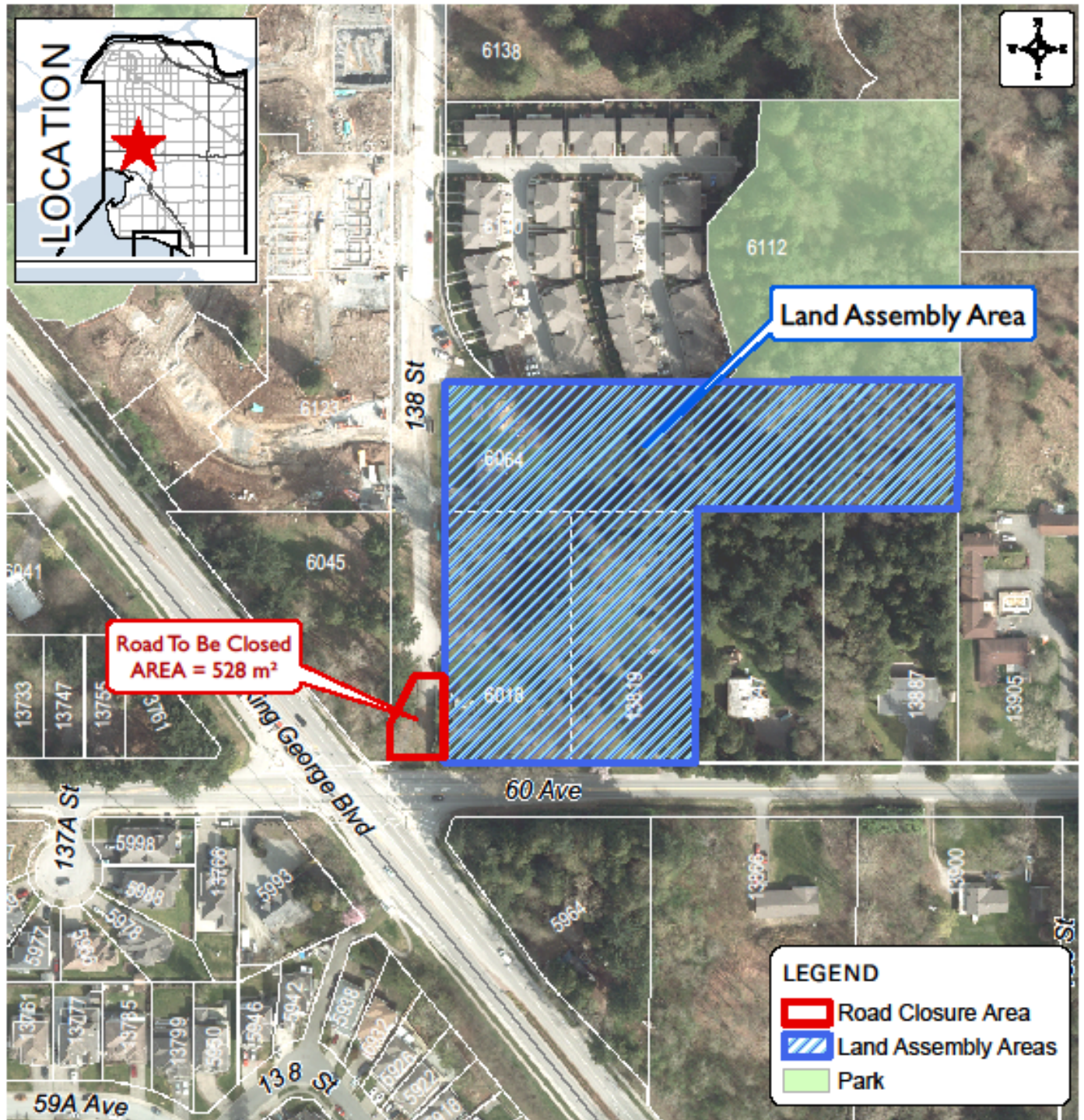
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Appendices

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

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: April-11-13, JJR

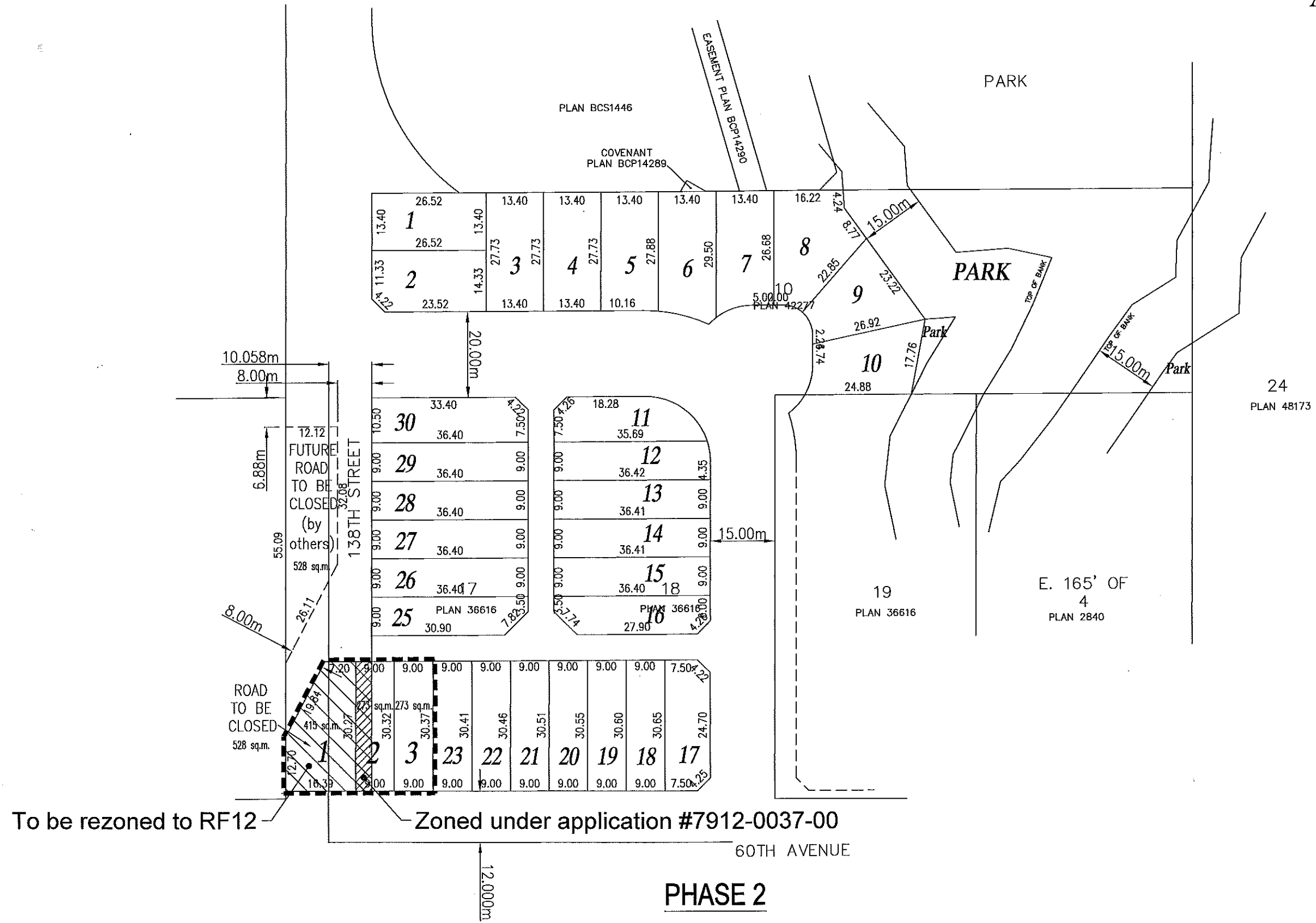
Date of Aerial Photography: April 2012



**ROAD CLOSURE ADJACENT TO
6018 - 138 STREET
FILE: 7913-0069-00**

**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.



Proposed Development Plan
 North 60 Development Inc. #6018 - 138 Street
 7913-0069-00

