

NO: **R096**

COUNCIL DATE: **May 27, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 23, 2013**

FROM: **General Manager, Engineering**

FILE: **7911-0247-00**

SUBJECT: **Closure of Road Allowance Adjacent to 14066 & 14084 – 61 Avenue**

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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 44.4 m<sup>2</sup> (478 ft.<sup>2</sup>) area of road allowance located adjacent to the properties at 14066 & 14084 - 61 Avenue as generally illustrated in Appendix I attached to this report.

## BACKGROUND

### 1. Property Description

The road allowance area proposed for closure has an area of 44.4 m<sup>2</sup> (478 ft.<sup>2</sup>) and is a portion of the constructed 61 Avenue cul-de-sac road fronting the privately-held properties located at 14066 & 14084 - 61 Avenue. The road closure area will not be required by the City if the adjacent properties at 14066 & 14084 - 61 Avenue are developed.

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

The area of road allowance proposed for closure and the properties at 14066 & 14084 – 61 Avenue are zoned One Acre Residential (RA) Zone, and are designated “Urban” in the Official Community Plan and “Single Family Residential Flex 6 to 14.5” on the South Newton Neighbourhood Concept Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The area of road proposed for closure is intended to be consolidated, rezoned and re-designated with the adjacent private properties located at 14066 & 14084 – 61 Avenue under Development Application No. 7911-0247-00. This development application is seeking approval to develop 93 townhouses with full underground parking on the consolidated site. The related rezoning by-law was granted third reading by Council on February 18, 2013.

The proposed road closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the proposed road 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 road closure area as determined by a staff appraiser.

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 area proposed for closure will not be required for road purposes upon development of the adjacent private properties at 14066 & 14084 – 61 Avenue, and is to be consolidated and developed with the adjacent properties in support of planned and orderly development in Newton.

## **CONCLUSION**

The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area 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 generally described in this report.

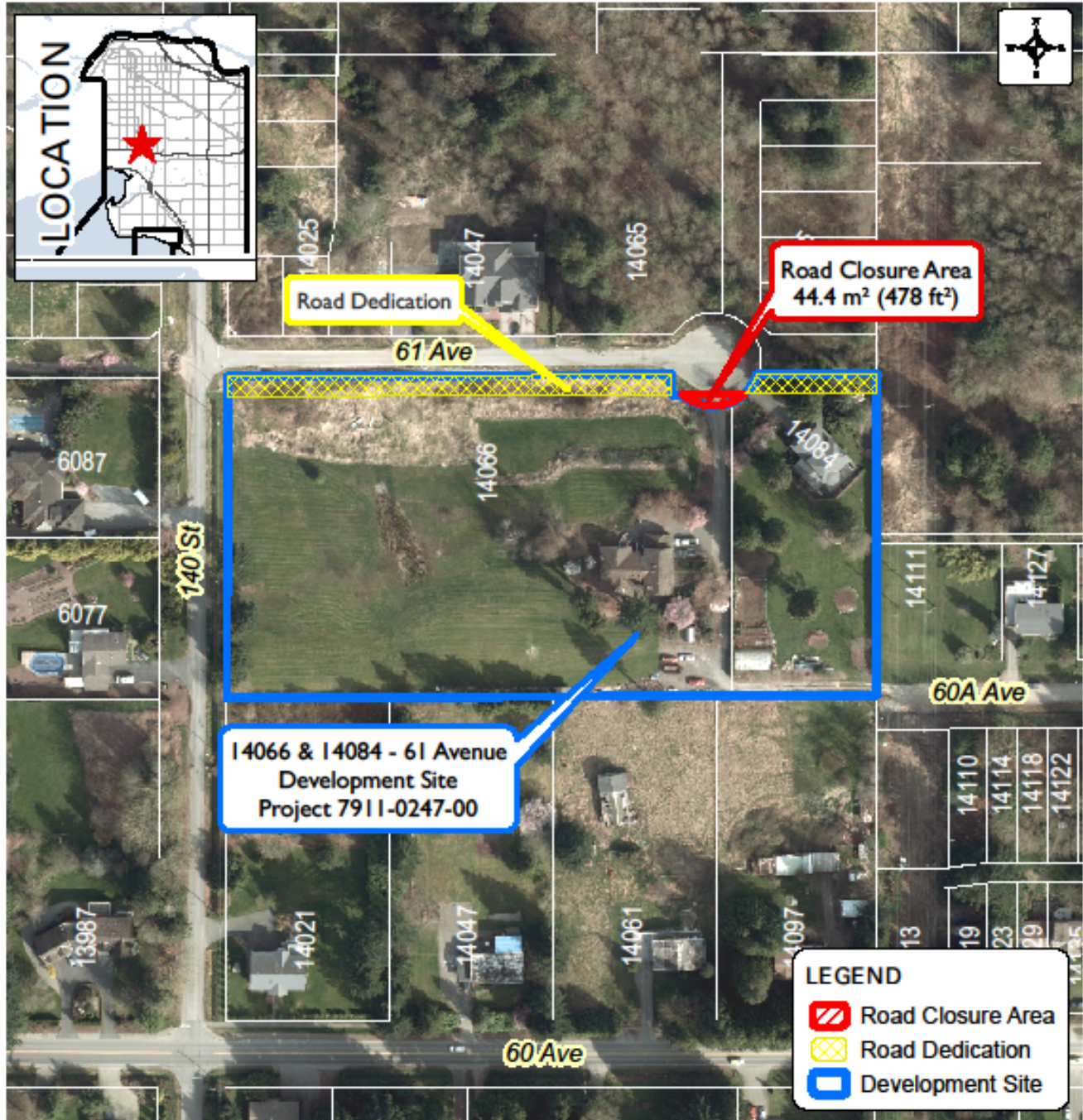
Vincent Lalonde, P.Eng.  
General Manager, Engineering

AW/lmo

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BRB 5/23/13 2:41 PM

Appendix I: Aerial Photograph of Road Closure Area

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May-23-13, JJR

Date of Aerial Photography: April 2012



**CLOSURE OF ROAD ADJACENT TO  
14066 & 14084 - 61 AVENUE**

**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 size, Legal descriptions and encumbrance must be confirmed at the Land Title Office.

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