

NO: **R128**

COUNCIL DATE: **July 8, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 4, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/192  
7912-0326/00**

SUBJECT: **Closure of Road Allowance Adjacent to 17656 – 66A 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 610 m<sup>2</sup> (6,566 ft.<sup>2</sup>) area of road allowance located adjacent to the property at 17656 – 66A 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 610 m<sup>2</sup> (6,566 ft.<sup>2</sup>) and is the unconstructed portion of the 66A Avenue road allowance along the north-easterly frontage of the privately-held property located at 17656 – 66A Avenue. The road closure area will not be required by the City if the adjacent property at 17656 – 66A Avenue is developed. A road dedication to complete the constructed 66A Avenue cul-de-sac road at this location will be dedicated from the subject property upon its development.

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

The area of road allowance proposed for closure and the adjacent property at 17656 – 66A Avenue are zoned Business Park (IB) Zone, and are designated “Industrial” in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The area of road proposed for closure is to be consolidated and redeveloped with the adjacent private property located at 17656 – 66A Avenue under Development Application No.

7912-0326-00. This development application is seeking approval to develop two multi-tenant industrial buildings on the consolidated site, as illustrated in Appendix II attached to this report. The road closure proposal was referenced in the related Planning Report that was approved by Council at its Regular Council Land Use meeting on May 27, 2013.

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

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. BC Hydro does however require a statutory right-of-way to protect existing hydro services located within the road closure area.

## **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 support the Surrey Sustainability Charter 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 property at 17656 – 66A Avenue and is to be consolidated and developed with the adjacent property in support of planned and orderly development in Cloverdale.

## **CONCLUSION**

The area of road allowance proposed for closure 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.

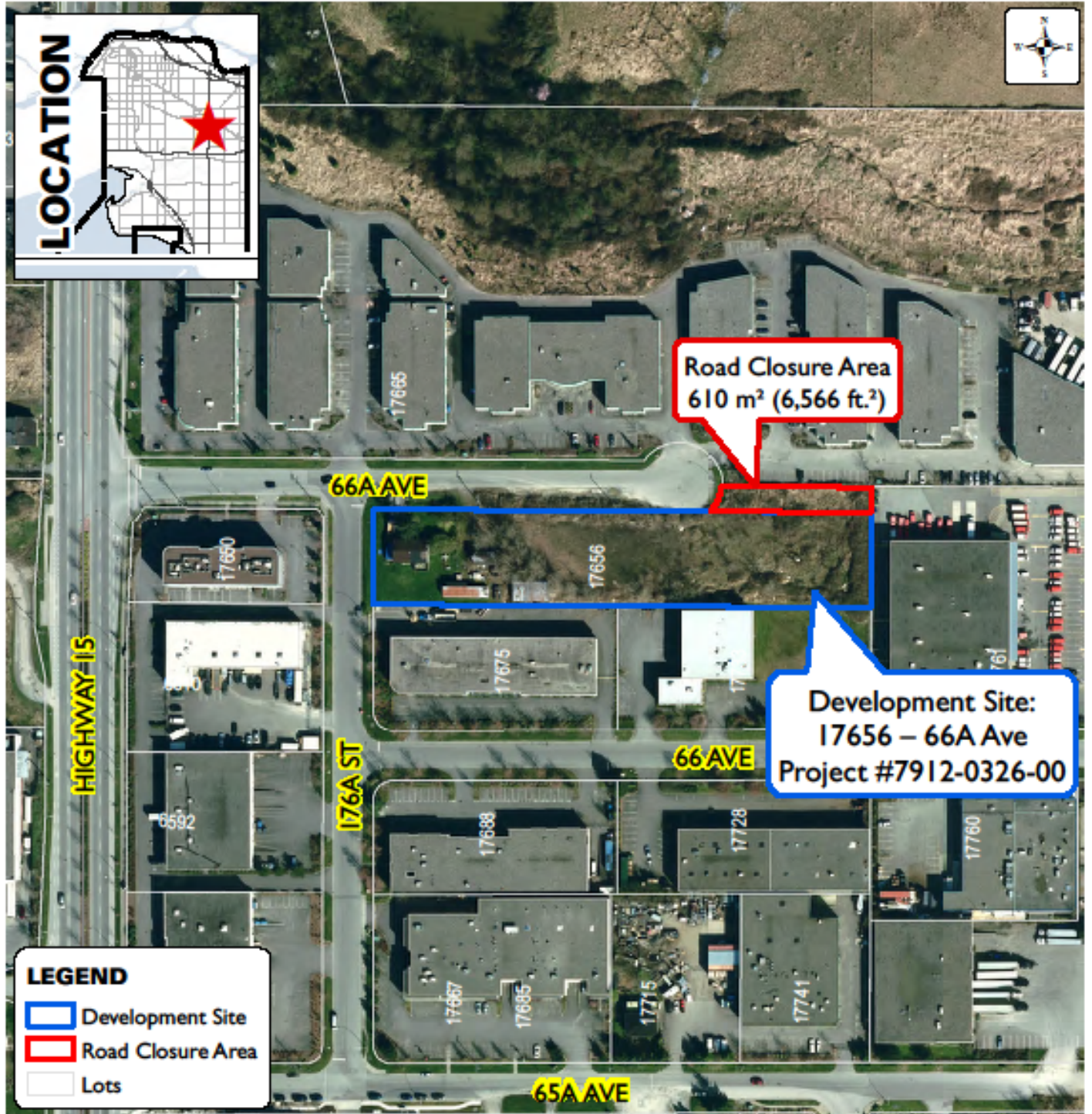
Vincent Lalonde, P.Eng.  
General Manager, Engineering

AW/ce

g:\wp-docs\2013\admin\cr\06141503-aw (md).docx  
BRB 7/4/13 4:08 PM

Appendices: Aerial Photograph of Road Closure Area  
Development Site Layout

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June-13-13, C6S

Date of Aerial Photography: April 2013



**CLOSURE OF ROAD ALLOWANCE:**  
**Adjacent to 17656 – 66A Ave**  
**FILE: 7912-0326-00**

**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 area, legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPP\N\GG\5\W\apl\Corpora\Map\dlr\by\CS-17656-66AAveAdj-RC.mod



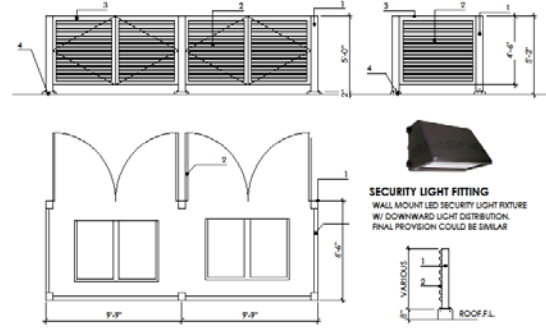
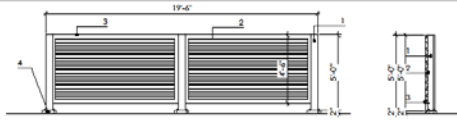
# APPENDIX II

## 66A AVENUE INDUSTRIAL PARK

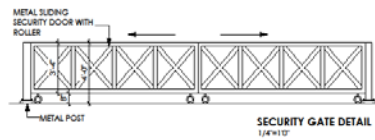
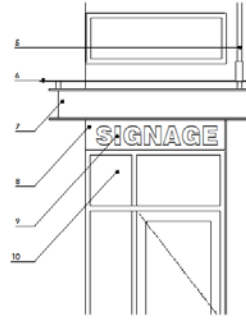
17656 66A AVENUE, SURREY, BC.

### DP APPLICATION

15 APR 2013



- 1 PAINTED RSS W/ BOTTOM PLATE  
DARK GRAY
- 2 PAINTED CORRUGATED SHEET  
DARK GRAY
- 3 PAINTED STEEL ANGLE  
DARK GRAY
- 4 CONCRETE FOOTING
- 5 PAINTED METAL TENSION ROD  
(DARK GRAY)
- 6 GLASS ROOF
- 7 PAINTED METAL CHANNEL  
(DARK GRAY)
- 8 PAINTED CONCRETE WALL  
(DARK GRAY)
- 9 WALL MOUNT ILLUMINATED  
CHANNEL LETTERING
- 10 ALUM. WINDOW/DOOR  
W/ DOUBLE GLAZING



#### SITE INFORMATION

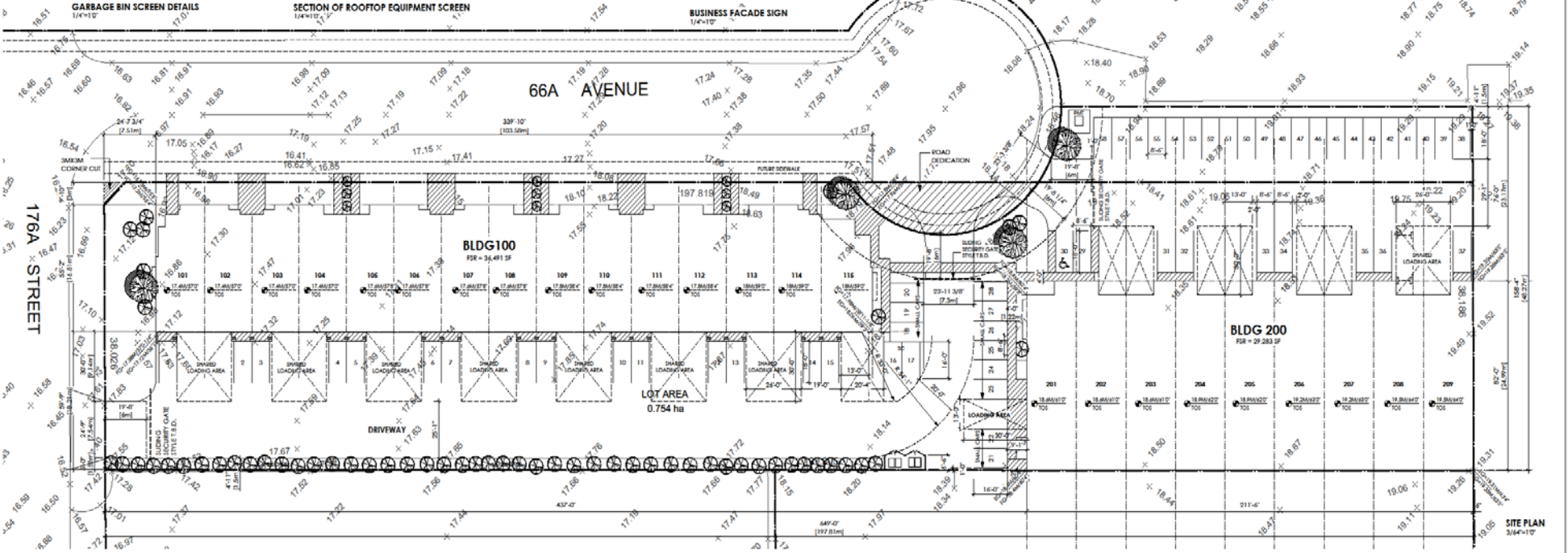
ADDRESS: 17656 66A AVENUE, SURREY, BC  
 LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 2927, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187  
 ZONING: B

#### ZONING ANALYSIS

#### PARKING COUNTS

BLDG 100	BLDG 200	BLDG 8	TOTAL
REQUIRED	REQUIRED	REQUIRED	REQUIRED
BLDG 100	BLDG 200	BLDG 8	TOTAL
MAIN FL 1474.5	MAIN FL 1475.0 SF	MAIN FL 1549.2	MAIN FL 3498.7
2ND FL (INDUSTRIAL USE) 1719.1	2ND FL (INDUSTRIAL USE) 2208.0 SF	2ND FL (INDUSTRIAL USE) 857.3	2ND FL (INDUSTRIAL USE) 4784.4
BLDG 200	BLDG 8	BLDG 8	TOTAL
MAIN FS 1549.2	MAIN FS 1549.2	MAIN FS 1549.2	MAIN FS 4647.6
2ND FL (INDUSTRIAL USE) 857.3	2ND FL (INDUSTRIAL USE) 857.3	2ND FL (INDUSTRIAL USE) 857.3	2ND FL (INDUSTRIAL USE) 2571.9
SUB-TOTAL	SUB-TOTAL	SUB-TOTAL	TOTAL
1474.5	1475.0	1549.2	4498.7
1719.1	2208.0	857.3	4784.4
1549.2	1549.2	1549.2	4647.6
857.3	857.3	857.3	2571.9
TOTAL	TOTAL	TOTAL	TOTAL
1474.5	1475.0	1549.2	4498.7
1719.1	2208.0	857.3	4784.4
1549.2	1549.2	1549.2	4647.6
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1719.1	2208.0	857.3	4784.4
1549.2	1549.2	1549.2	4647.6
857.3	857.3	857.3	2571.9

SITE AREA	
PART 1 COMMERCIAL	81,136.0 SF 7,637.7 SM
PART 2 INDUSTRIAL USE	1,863 ACRES 0.754 HA
PART 3 CITY'S LAND	6,567.0 SF 610.1 SM
TOTAL SITE AREA	0.161 ACRES 0.041 HA
	87,568.0 SF 8,147.8 SM
	2,013 ACRES 0.815 HA
PERMITTED FSR (PROPOSED)	0.2% 65,226.5 SF
BLDG 100	MAIN FL (INDUSTRIAL USE) 14,745.0 SF 1,474.5 SM
	2ND FL (INDUSTRIAL USE) 1,719.1 SF 1,719.1 SM
BLDG 200	MAIN FL (INDUSTRIAL USE) 14,475.0 SF 1,447.5 SM
	2ND FL (INDUSTRIAL USE) 2,208.0 SF 2,208.0 SM
BLDG 8 TOTAL	25,939.0 SF 2,456.5 SM
TOTAL PROPOSED AREA	62,437.0 SF 5,800.0 SM
PROPOSED DENSITY	0.21
PERMITTED SITE COVERAGE	60.0%
PROPOSED	BLDG 100 18,024.0 SF 1,624.5 SM
	BLDG 200 14,475.0 SF 1,447.5 SM
TOTAL FLOOR PRINT	34,499.0 SF 3,223.6 SM
PROPOSED S.C.	29.4%



#### REVISIONS

NO.	DATE	DESCRIPTION
4	MAY 4, 2013	DP - 03
3	FEB 16, 2013	DP - 02
2	NOV 27, 2012	DP - 01
1	NOV 6, 2012	DP - PRELIMINARY

#### ISSUE

NO.	DATE	DESCRIPTION

#### FRM

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 e. info@gradualarchitecture.com  
 o. 2/F - 1892 West Broadway, Vancouver, BC, V4J 1Y9

#### SEAL

PROJECT NAME  
**66A AVENUE INDUSTRIAL PARK**  
 PROJECT ADDRESS  
 17656 66A AVENUE, SURREY, BC

#### DATE

DATE  
 I.C./P.W. MAY 6, 2013  
 SCALE 3/64"=1'  
 PROJECTED BY GA-G13

#### NOTE

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#### SHEET NO.

SHEET NO. **A1**

#### SITE PLAN