

NO: **R140**

COUNCIL DATE: **July 22, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 17, 2013**

FROM: **General Manager, Engineering**

FILE: **7911-0247-00**

SUBJECT: **Approval of Sale of Closed Portion of Road adjacent to 14066 and 14084 – 61 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 44.4 m² (478 ft²) area of closed road allowance adjacent to 14066 and 14084 – 61 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R096; 2013, a copy of which is attached to this report as Appendix I.

DISCUSSION

On May 27, 2013, Council authorized the Engineering Department (Resolution No. R13-1039 related to Corporate Report No. R096) to proceed with the closure and sale of a portion of redundant road allowance having an area of 44.4 m² (478 ft²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 14066 and 14084 – 61 Avenue. Council's approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the Community Charter.

The Community Charter requires that Council's approval to close and sell roads must be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the "cancellation of highway" for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council's authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the Community Charter, all the necessary requirements to dispose of the redundant portion of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of the closed portion of road adjacent to 14066 and 14084 – 61 Avenue under the previously approved terms for this Closure and sale as outlined in the attached Corporate Report No. R096; 2013.

Vincent Lalonde, P.Eng.
General Manager, Engineering

MCS/ce/brb

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Appendix I: Corporate Report No. R096; 2013



CORPORATE REPORT

NO: **R096**COUNCIL DATE: **May 27, 2013**

REGULAR COUNCILTO: **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**

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 m² (478 ft.²) 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 m² (478 ft.²) 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.

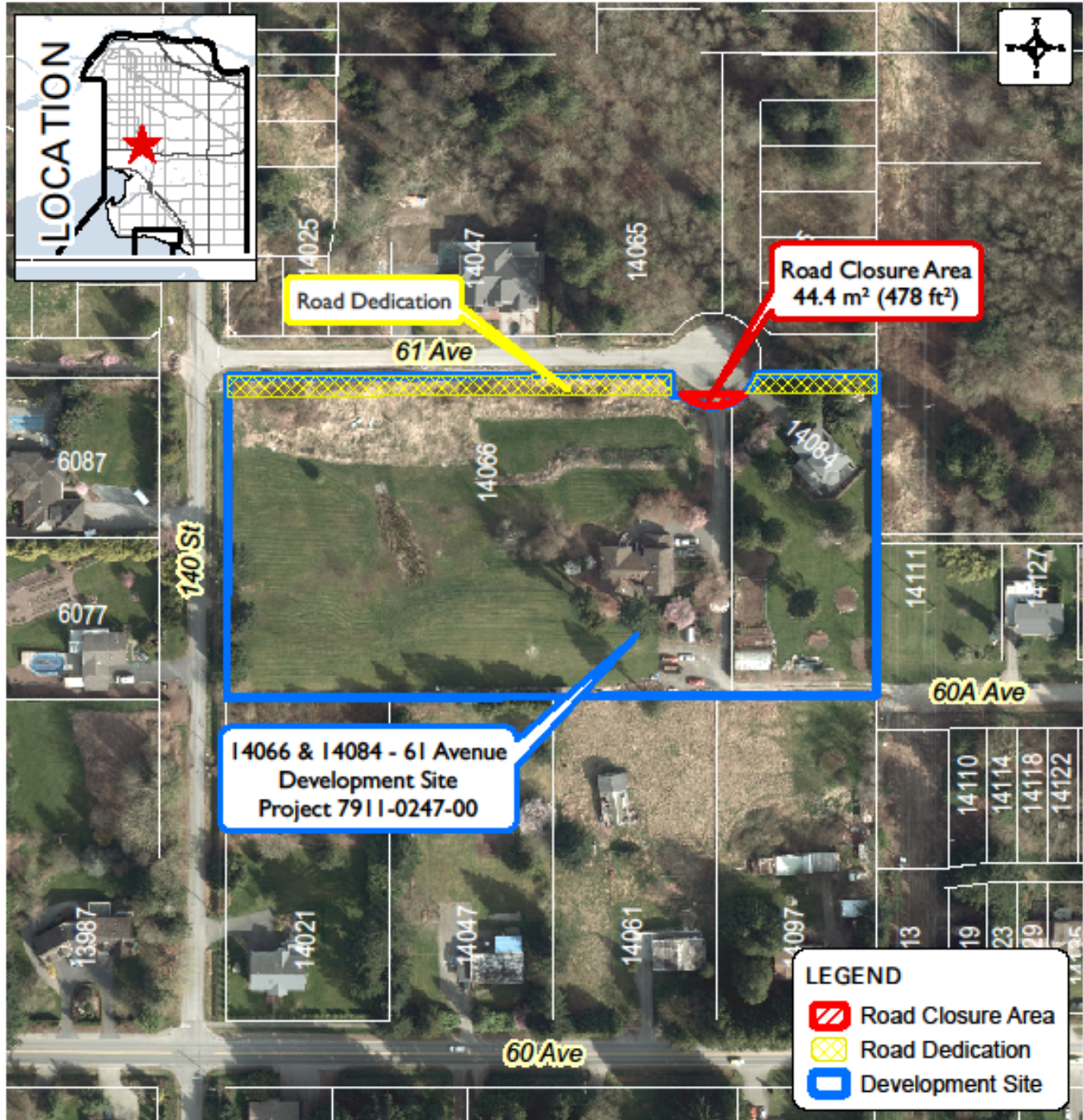
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/lmo

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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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