

NO: R160

COUNCIL DATE: **SEPTEMBER 9, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 4, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/184
7911-0173/00**

SUBJECT: **Closure of Road Allowance Adjacent to 6321 King George Boulevard**

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 each of a 516.6 m² (5,561 ft.²) area and a 22.6 m² (243 ft.²) area of road allowance located adjacent to the property at 6321 King George Boulevard, all as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The 516.6 m² (5,561 ft.²) area of road allowance proposed for closure is an unopened lane on the west side of the privately-held property located at 6321 King George Boulevard. The 22.6 m² (243 ft.²) road allowance area is a portion of King George Boulevard at the frontage of 6321 King George Boulevard. The road allowance areas are not required by the City if the site at 6321 King George Boulevard is developed.

2. Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the adjacent lot at 6321 King George Boulevard are zoned Highway Commercial Industrial (CHI) Zone and are designated as "Urban" in the Official Community Plan and "Retail Commercial" in the Newton Local Area Plan.

DISCUSSION

1. Purpose of Road Closure

The areas of road proposed for closure are intended to be consolidated and rezoned with the adjacent private property located at 6321 King George Boulevard under Development Application No. 7911-0173-00. This development application is seeking approval to develop a 3-storey commercial building on the consolidated site, as illustrated in Appendix II attached to this report. The related rezoning by-law was granted third reading by Council on May 6, 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 objection. Parts of the road closure areas are impacted by City utilities. These utilities will be protected by the registration of statutory rights-of-way where necessary.

2. Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure areas 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 areas proposed for closure will not be required for road purposes upon development of the adjacent private property at 6321 King George Boulevard and are to be consolidated and developed with that adjacent property in support of planned and orderly development in Newton.

CONCLUSION

The areas of road allowance proposed for closure are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance areas in preparation for their sale and consolidation as generally described in this report.

Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/ce

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Appendix I: Aerial Photograph of 6321 King George Boulevard and proposed Road Closures

Appendix II: Proposed Development Layout for 6321 King George Boulevard

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 19-Aug-2013, aw6

Date of Aerial Photography: March 30, 2013



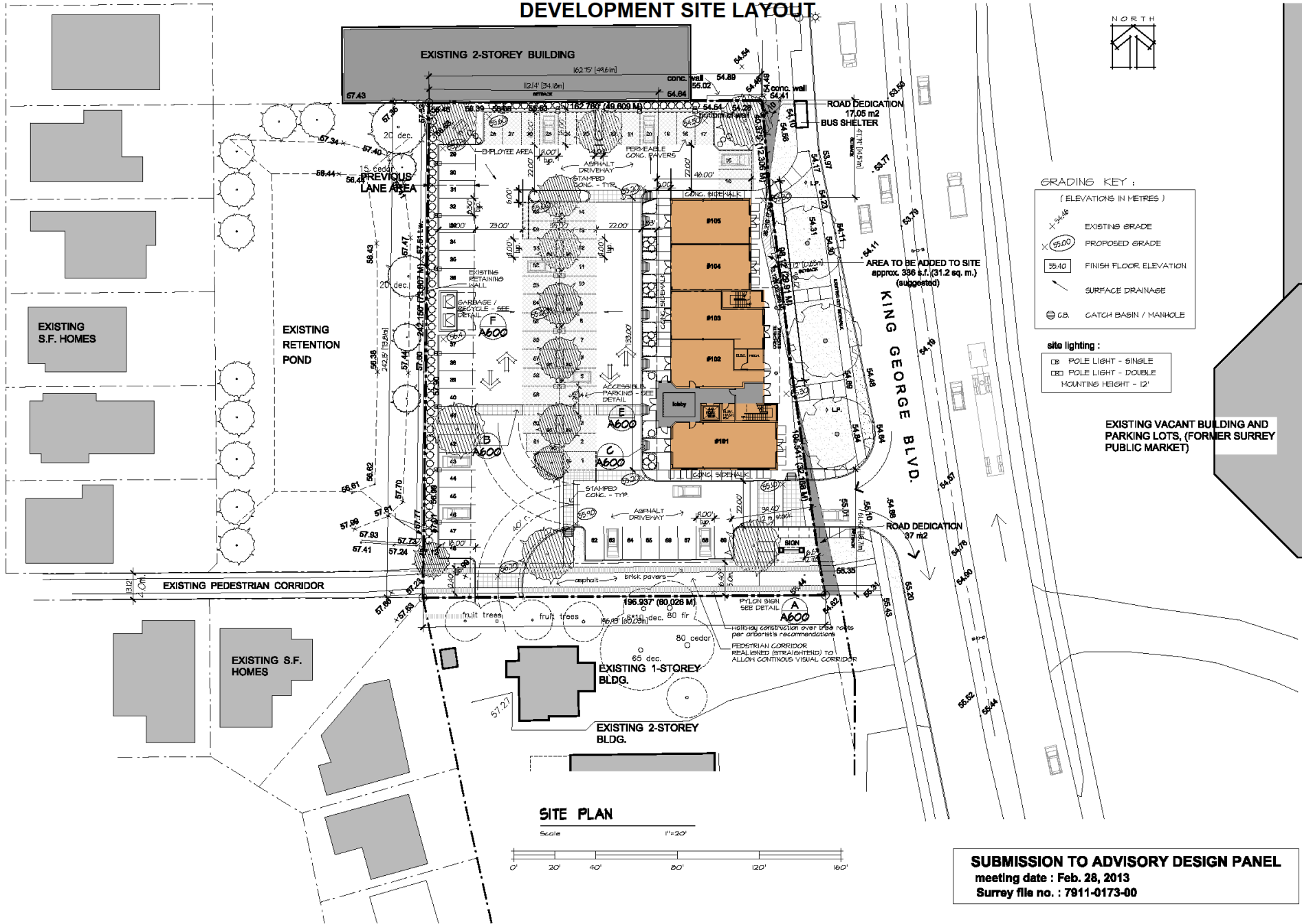
**CLOSURE OF ROAD
ALLOWANCE ADJACENT TO
6321 KING GEORGE BOULEVARD**

**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: G:\MAPPING\GIS\Map\Co\reports\Map\Ready\AWR\road\Co_surr\Adj_6321-K-GB-AP.mxd

APPENDIX II DEVELOPMENT SITE LAYOUT



GRADING KEY :
(ELEVATIONS IN METRES)

- EXISTING GRADE
- PROPOSED GRADE
- FINISH FLOOR ELEVATION
- SURFACE DRAINAGE
- C.B. CATCH BASIN / MANHOLE

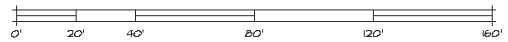
site lighting :

- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- Mounting Height - 12'

AREA TO BE ADDED TO SITE
approx. 396 s.f. (31.2 sq. m.)
(suggested)

EXISTING VACANT BUILDING AND
PARKING LOTS, (FORMER SURREY
PUBLIC MARKET)

SITE PLAN
Scale 1" = 20'



SUBMISSION TO ADVISORY DESIGN PANEL
meeting date : Feb. 28, 2013
Surrey file no. : 7911-0173-00

Rev.	Date	Description
01	2-21-13	SUBMIT FOR A.D.P.

Ionic Architecture Inc.
architect-member a.i.b.c.
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Surrey B.C. V3R 6R8
Tel: 778 871-8888
Fax: 778 871-8889
www.ionicarch.com

SITE PLAN
Project Title
MASKEEN PROFESSIONAL CENTRE
6321 KING GEORGE BLVD.
SURREY B.C.

Sheet	of	A101
Scale	1" = 20'	
Date	02.28.2013	
Revision	01	12-1279