

NO: R163

COUNCIL DATE: **SEPTEMBER 9, 2013**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 4, 2013**

FROM: **General Manager, Engineering** FILE: **0910-30/186**
7905-0165/00

SUBJECT: **Closure of Road Allowance Adjacent to**
16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 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 each of a 585.7 m² (6,304 ft.²) portion and a 135.7 m² (1,460 ft.²) portion of road allowance located adjacent to the properties at 16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 Street, respectively, as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The areas of road allowance proposed for closure are portions of the 160 Street dead-end road that is flanked by the development properties at 16025 – 104 Avenue and 10511 – 160 Street, respectively. The road allowance areas proposed for closure are not required by the City when the adjacent vacant properties at 16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 Street are developed.

2. Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the adjacent properties at 16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 Street are zoned One Acre Residential (RA) Zone and are designated as “Urban” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The areas of road allowance proposed for closure are to be consolidated and rezoned with the adjacent private properties located at 16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 Street, respectively, under Development Application 7905-0165-00. This development application is seeking approval to develop 36 small single family lots and a remainder parcel for riparian protection 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 April 8, 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. It will be necessary to register a statutory right-of-way in favour of Trans Mountain Pipelines over a part of the road closure areas that is impacted by the pipelines.

2. Land Value

The applicant, the developer of the adjacent properties, 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 properties at 16025 – 104 Avenue, 15810 – 105A Avenue, and 10511 – 160 Street and is to be consolidated and developed with these adjacent properties in support of planned and orderly development in Fraser Heights.

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 Site
Appendix II: Development Site Layout

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 12-Aug-2013, aw8

Date of Aerial Photography: March 30, 2013



SUBJECT PROPERTIES:
CLOSURE OF ROAD ALLOWANCE ADJACENT TO
10625 - 104 AVENUE, 15810 - 105A AVENUE AND 10511 - 160 STREET

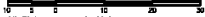
ENGINEERING
DEPARTMENT

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.

Source: G:\MAPPING\GIS\Map\Corporate\Report\Res by IAW-Road Closure\Aerial\10625-104Ave&15810-105AAvenue-AP.mxd

APPENDIX II DEVELOPMENT SITE LAYOUT

**PRELIMINARY SUBDIVISION PLAN OF
REM. LOT 'B' AND REM. PCL. 'ONE' OF LOT 'B', PLAN 5541,
AND OF REM. LOT 'G', PLAN 28411, ALL OF
SECTION 23, BLOCK 5 NORTH, RANGE 1 WEST, N.W.D.**

SCALE 1:500

 All Distances are in Metres.

CIVIC ADDRESS
 15810, 105 'A' AVENUE, 10511, 160TH STREET
 AND 16025, 160TH AVENUE, SURREY, B.C.
 P.O. NO. 013-530-074, 011-154-535 & 006-885-439

