

2. Zoning, Plan Designation and Land Uses

Each of the subject properties is zoned Single Family Residential (RF) Zone and is designated “City Centre” in each of the Official Community Plan (OCP) and the City Centre Land Use Concept Plan, respectively.

DISCUSSION

The City initiated the proposed sale of City Land and acquisition of portions of the privately-owned properties to accommodate the realignment of 103 Avenue. The objective of the purchase and sale contemplated in this report is to provide the City with the required lands to relocate 103 Avenue north of its current location while providing the owners of the affected privately-owned lands with adequate land to accommodate a development as submitted under Development Application 7912-0327-00. This development application is for a rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” and a Development Permit to permit construction of a mixed-use residential and commercial development, consisting of a 37-storey high-rise residential building with approximately 372 dwelling units and 3 ground floor commercial units comprising approximately 398 square meters (4,284 sq. ft.) of floor area. The related rezoning By-law No. 17987 was granted third reading by Council on July 22, 2013.

As part of the disposition process, staff will ensure that notice is issued in accordance with provisions of Sections 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

SUSTAINABILITY CONSIDERATIONS

The proposed sale of City Land supports the objectives of the City’s Sustainability Charter; more particularly, the economic goal of using the City’s land base efficiently, which contributes to the City’s financial sustainability. The proposal also supports the broad Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

The proposed acquisition of private lands for road purposes will support the City’s Sustainability Charter’s vision of enhancing the public realm through the design of public streets, sidewalks, walkways, and other public spaces to create comfortable, safe, and beautiful spaces. This will be achieved by implementing street widths and roadway design standards to minimize the negative impacts of transportation facilities on the neighbourhood while providing the appropriate infrastructure to accommodate transportation demands resulting from new growth. The proposed road will also support the Charter’s vision of efficiently moving people and goods, not just vehicles. In particular, the project supports the following Charter Scope actions:

- EN13: Enhancing the Public Realm; and
- SC13: Creating a Fully Accessible City.

CONCLUSION

The subject City-owned land that is the subject of this report is surplus to the City's requirements subject to the completion of the realignment of 103 Avenue. Staff has negotiated a purchase and sale agreement with the owner of the adjacent lands; being 13399, 13409, 13419 and 13431 – 103 Avenue, respectively, to enable the realignment of 103 Avenue and to provide for a more effective development of the privately-owned lands at 13399, 13409, 13419 and 13431 – 103 Avenue in the future. The terms and conditions that have been negotiated for the proposed purchase and sale are considered reasonable. It is recommended that Council approve the sale of a 1,450 m² (15,608 ft²) portion of City-owned Land and the acquisition of a 1,450 m² (15,608 ft²) area of the privately owned properties located at 13399, 13409, 13419 and 13431 – 103 Avenue, all as generally described in this report.

Vincent Lalonde, P. Eng.
General Manager, Engineering

KW/ce/brb

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- Appendix I: Aerial Photograph of Site – Current Land Ownership and Proposed Road Network
- Appendix II: Aerial Photograph of Site – Land Ownership after Proposed Subdivision
- Appendix III: Corporate Report No. R192; 2012
- Appendix IV: Development Site Layout Related to Development Application No. 7912-0327-00

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Proposed New
103 Avenue
Road Alignment


Proposed Future
Lane Alignment

Private
Lands

Development
Application
7912-0327-00

City
Land

LEGEND

-  Proposed Lane
-  Future Development
-  Private Lands
-  City Land to be Sold
-  Proposed New 103 Ave Road Alignment

Produced by GIS Section: 13/08/2013, AW8

Date of Aerial Photography: March 2013



CURRENT LAND OWNERSHIP AND PROPOSED ROAD NETWORK

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.

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APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05/08/2013, AW8

Date of Aerial Photography: March 2013



LAND OWNERSHIP AFTER PROPOSED SUBDIVISION

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.
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NO: **R192** COUNCIL DATE: **September 10, 2012**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 5, 2012**

FROM: **General Manager, Engineering** FILE: **0910-30/175**

SUBJECT: **Closure of Road Allowance Adjacent to 13399 through 13431- 103 Avenue and west of University Drive**

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 1,451 m² (15,619 ft.²) portion and 40.7 m² (438 ft.²) portion of 103 Avenue adjacent to 13399 through 13431 -103 Avenue and west of University Drive as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The road closure areas comprise a 1,451 m² (15,619 ft.²) portion and a 40.7 m² (438 ft.²) portion of 103 Avenue immediately south of the lots located at 13399 through 13431 - 103 Avenue and west of University Drive.

2. Zoning, Plan Designations, and Land Uses

The road closure area and the adjacent lots at 13399 through 13431- 103 Avenue and University Drive are zoned Single Family Residential (RF) Zone and are designated as "City Centre" in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The 1,451 m² (15,619 ft.²) portion of closed road allowance will be held by the City as fee simple land at this time. The 40.7 m² (438 ft.²) portion of closed road allowance will be consolidated with the City-owned fee simple property located at 10281 University Drive to its immediate south.

The land at 13399 through 13431 - 103 Avenue is the subject of a rezoning by-law that has received third reading related to Development Application no. 7906-0519-00 to permit two residential towers on the consolidated properties. The City is currently in negotiations with

the owners of these parcels to purchase approximately 1,450 m² (15,607 ft.²) from the lots 13399 through 13431 – 103 Avenue and to sell approximately 1,451 m² (15,619 ft.²) of the subject road allowance closure area. The closed road allowance is expected to be consolidated with the remainder of lots 13399 through 13431 – 103 Avenue for future development. Staff will provide a further report to Council with the terms and conditions of the proposed purchase and sale of land once the negotiations are completed.

The proposed road closures have been circulated to all concerned City Departments for review and no objections to the closure or disposition have been raised.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the closure of these road allowances have been consulted and none has expressed any objections.

It is noted that all area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road allowance closure and expected purchase and sale agreement support the objectives of the City's Sustainability Charter by allowing for the efficient use of the City's land base in the context of planned and orderly development.

CONCLUSION

The portions of road allowance proposed for closure will become surplus to the City's needs with the realignment of 103 Avenue. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the identified areas of road allowance in preparation for the sale and consolidation of these lands with adjacent lots as described in this report.

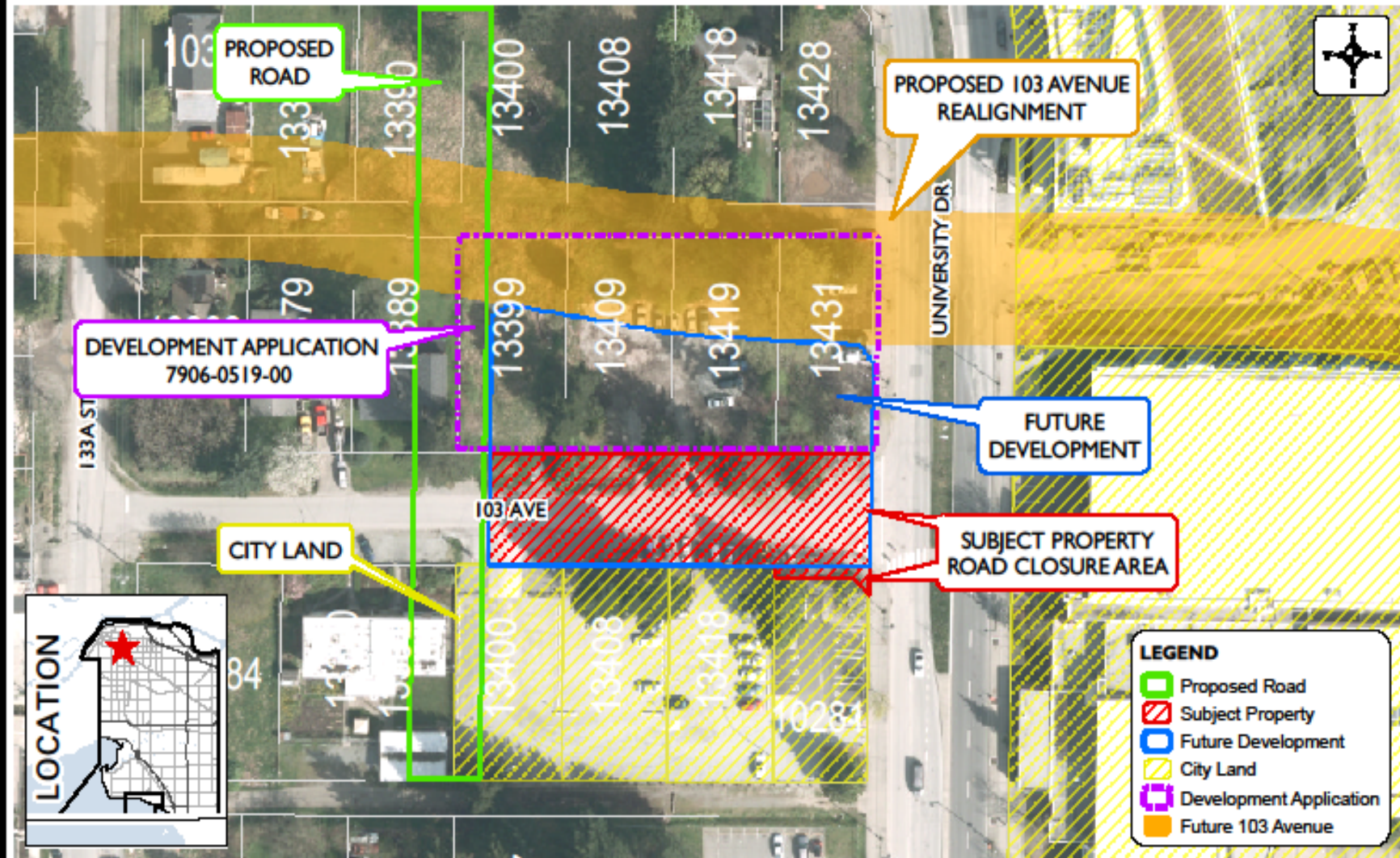
Vincent Lalonde, P. Eng.
General Manager, Engineering

BLO/mpr/brb

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Appendix I: Aerial Photograph of Proposed Road Allowance Closures

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June 25, 2012, AWB

Date of Aerial Photography: April 2012



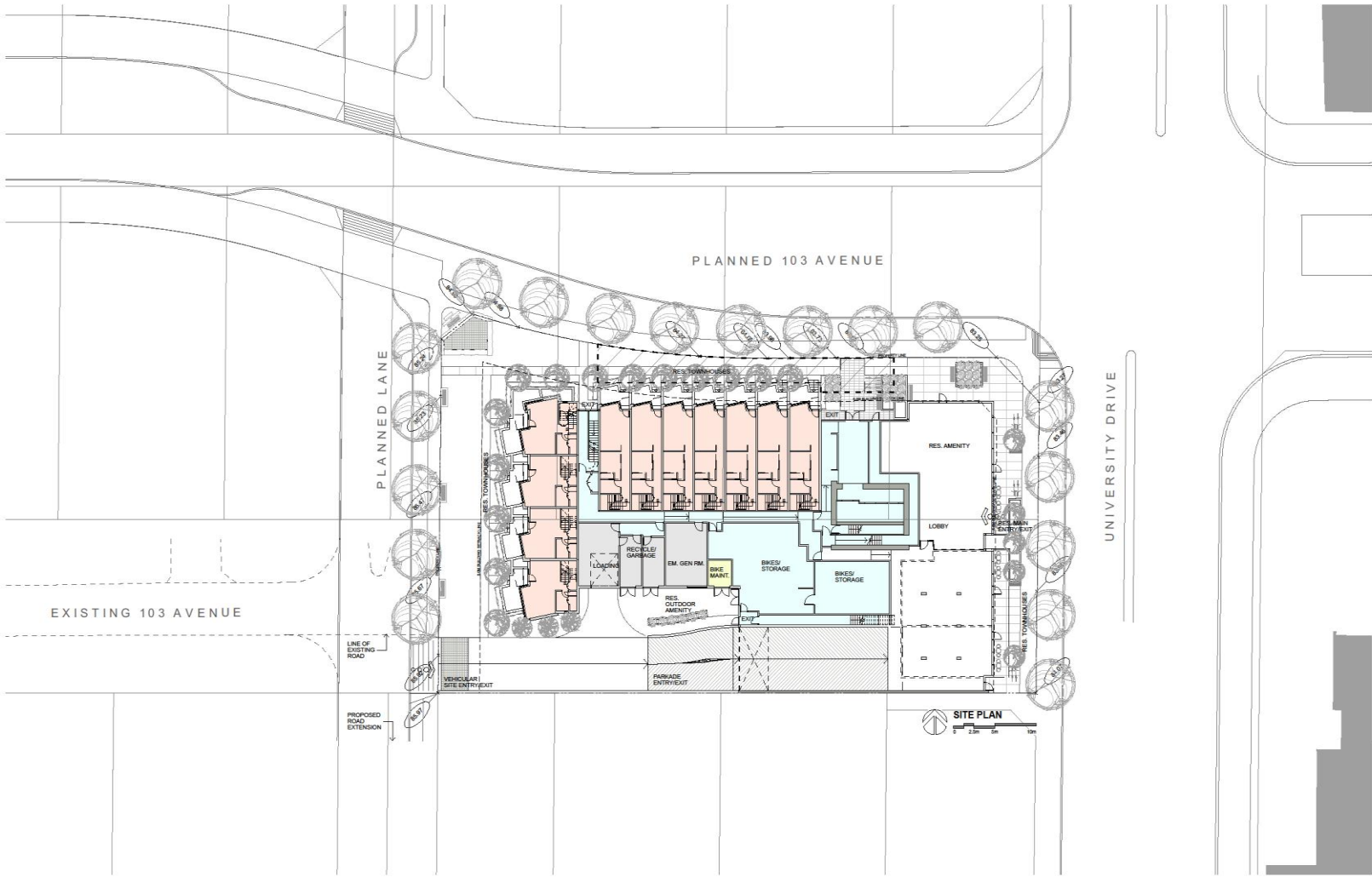
CLOSURE OF ROAD BETWEEN 13399 103 AVENUE AND UNIVERSITY DRIVE

ENGINEERING
DEPARTMENT

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Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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APPENDIX IV DEVELOPMENT SITE LAYOUT



103 AVENUE & UNIVERSITY DRIVE
SURREY, BRITISH COLUMBIA, CANADA
KING GEORGE CITY CENTRE DEVELOPMENT LTD

NO.	REVISIONS	DATE
5.	R.Z.O.P. RE-SUBMISSION	MAY 16 2012
4.	DP RE-SUBMISSION	APR 2012
3.	ADP SUBMISSION	FEB 14 2012
2.	R.Z.O.P. RE-SUBMISSION	JAN 28 2012
1.	R.Z.O.P. SUBMISSION	NOV 23 2011

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SITE SITE PLAN	
<small>ALL DIMENSIONS SHALL BE VERIFIED ON SITE</small>	
PROJ. #	1112
SCALE	1:200
DRAWN	
CHECKED	
A2.03	