

NO: R206

COUNCIL DATE: **October 28, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 23, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/190**

SUBJECT: **Approval of Sale of Closed Portion of Road adjacent to 10790 Timberland Road (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 306.6 m² (3,300 ft²) area of closed road allowance adjacent to 10790 Timberland Road under previously approved terms for this closure and sale as outlined in Corporate Report No. R093; 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. R13-1036 related to Corporate Report No. R093) to proceed with the closure and sale of a portion of redundant road allowance having an area of 306.6 m² (3,300 ft²) for the purpose of allowing consolidation with the property known as 10790 Timberland Road. 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 this 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 closed portion of road adjacent to 10790 Timberland Road under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R093; 2013.

Vincent Lalonde, P.Eng.
General Manager, Engineering

MCS/amg

g:\wp-docs\2013\admin\cr\10101550-mcs (md).docx
BRB 10/24/13 3:29 PM

Appendix I: Corporate Report No. R093; 2013

CORPORATE REPORT

NO: R093

COUNCIL DATE: May 27, 2013

REGULAR COUNCIL

TO: Mayor & Council

DATE: May 22, 2013

FROM: General Manager, Engineering

FILE: 0910-30/190

SUBJECT: Closure of Road Allowance Adjacent to 10790 Timberland Road

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 304.6 m² (3,279 ft.²) area of road allowance located adjacent to the property at 10790 Timberland Road 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 304.6 m² (3,279 ft.²) and is a portion of the unopened Parton Road adjacent to the lot located at 10790 Timberland Road. The lot at 10790 Timberland Road is vacant and has an area of 1,222 m² (13,151 ft.²). The owner of the lot at 10790 Timberland Road has applied to acquire the closure area and consolidate it with the lot at 10790 Timberland Road.

2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the property at 10790 Timberland Road are zoned Business Park (IB) Zone, and are designated as "Industrial" in the Official Community Plan and "Business Park" on the South Westminster Neighbourhood Concept Plan (NCP).

DISCUSSION

1. Purpose of Road Closure

The area of road proposed for closure is considered to be surplus to the City needs and will be consolidated with the adjacent property at 10790 Timberland Road to increase the lot size of that property.

The proposed 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 closed road allowance 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 is not required for road purposes and is to be consolidated and developed with the adjacent vacant private property in support of planned and orderly development in South Westminster.

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.



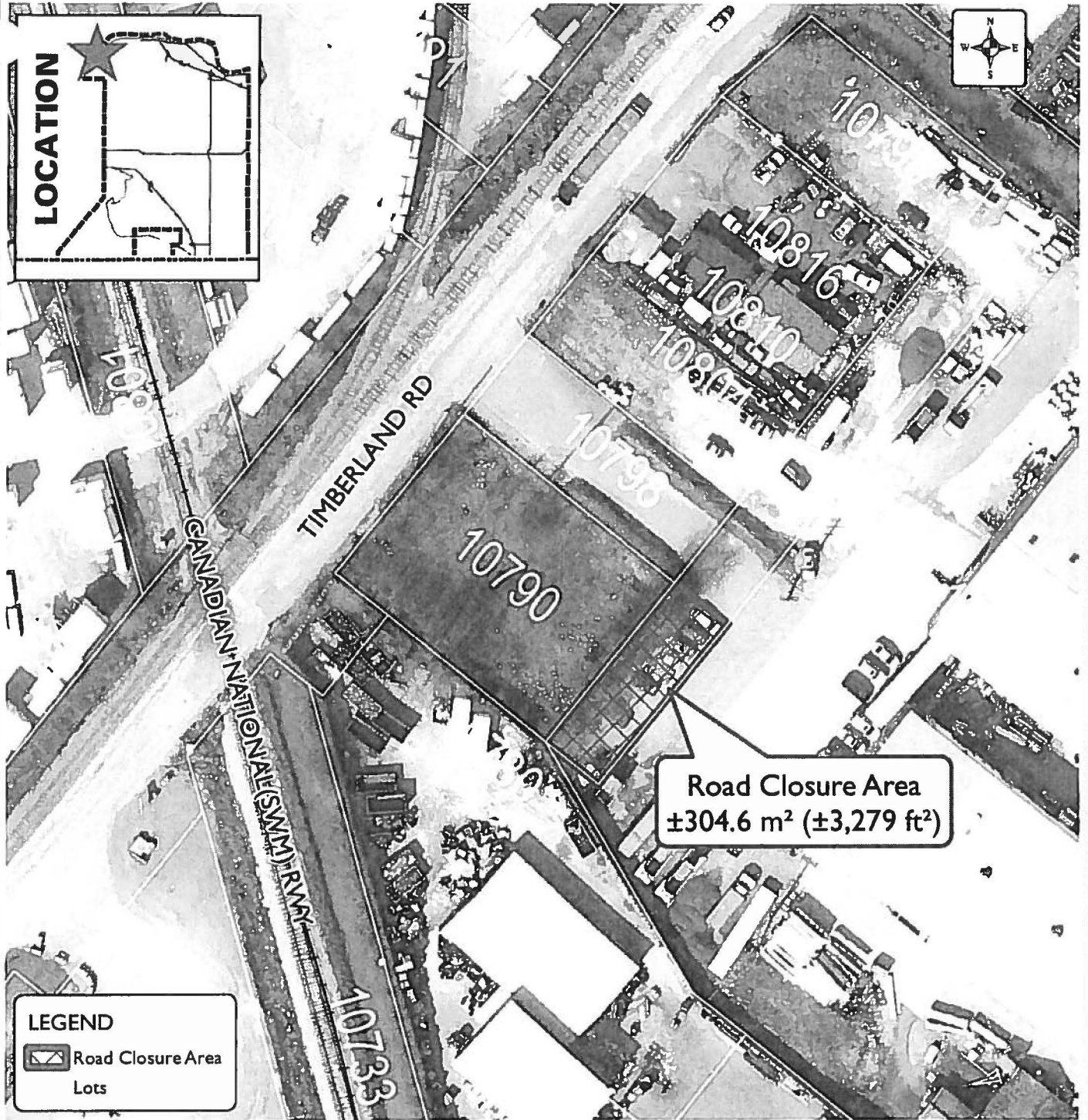
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/mcs/brb



g:\wp-docs\2013\admin\cr\05071350aw (md) 2.docx
BRB 5/22/13 7:43 AM

Appendix I: Aerial Photograph of Road Closure Area

APPENDIX I AERIAL PHOTOGRAPH OF SITE



LEGEND

-  Road Closure Area
-  Lots

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

Date of Aerial Photography: April 2012



**ROAD CLOSURE:
10790 Timberland Rd
FILE: 0910-30/190**

**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\Maps\CorporateReports\Realty\CS-10790TimberlandRd-RC_Appl-AP.mxd