

NO: R207

COUNCIL DATE: **October 28, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 23, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/194**

SUBJECT: **Approval of Sale of Closed Portions of Road adjacent to 10798 and 10804
Timberland Road (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 789.9 m² (8,502 ft²) area of closed road allowance adjacent to 10798 and 10804 Timberland Road under previously approved terms for this closure and sale as outlined in Corporate Report No. R107; 2013, a copy of which is attached to this report as Appendix I.

DISCUSSION

On June 17, 2013, Council authorized the Engineering Department (Resolution No. R13-1199 related to Corporate Report No. R107) to proceed with the closure and sale of portions of redundant road allowance having an area of 789.9 m² (8,502 ft²) for the purpose of allowing consolidation with the properties known as 10798 and 108040 Timberland Road, respectively. Council's approval of the sale of these portions 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 these redundant portions 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 portions of road adjacent to 10798 and 10804 Timberland Road under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R107; 2013.

Vincent Lalonde, P.Eng.
General Manager, Engineering

MCS/amg

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Appendix I: Corporate Report No. R107; 2013

NO: **R107**

COUNCIL DATE: **June 17, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 10, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/194**

SUBJECT: **Closure of Road Allowance Adjacent to 10798 and 10804 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 785 m² (8,450 ft.²) area of road allowance located adjacent to the properties at 10798 and 10804 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 785 m² (8,450 ft.²) and is a portion of the unopened Parton Road adjacent to the lots located at 10798 and 10804 Timberland Road. Each of the lots at 10798 and 10804 Timberland Road, respectively, is improved with warehouse and manufacturing buildings. The lots have an area of 12,411 m² (133,593 ft.²) and 1,831 m² (19,713 ft.²), respectively, and are owned by a common owner. The lot at 10798 Timberland Road is a hooked lot of three parcels that has frontage onto Timberland Road as well as the unopened Parton Road along the frontage of the area being proposed for closure. The owner of the lots at 10798 and 10804 Timberland Road has applied to acquire the closure area and consolidate it with the two lots to form one large parcel.

2. Zoning, Plan Designations, and Land Uses

The properties at 10798 and 10804 Timberland Road are zoned Business Park (IB) Zone and Light Impact Industrial 1 (IL-1) Zone, respectively. The area of road closure is split zoned, being zoned IB and IL-1. Both of the lots and the area of Parton Road proposed for closure are designated "Industrial" in the Official Community Plan and "Business Park" in 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 City needs and is intended to be consolidated with the adjacent properties at 10798 and 10804 Timberland Road to increase the area of these properties.

The proposed closure has been circulated to all potentially concerned City Departments for review and all are supportive of the closure and sale.

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 Surrey Sustainability Charter goal of using the City's land base efficiently. The road allowance area proposed for closure is not required for road purposes and is to be consolidated and developed with the adjacent 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 sale agreement related to the disposition of the closed road allowance 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.

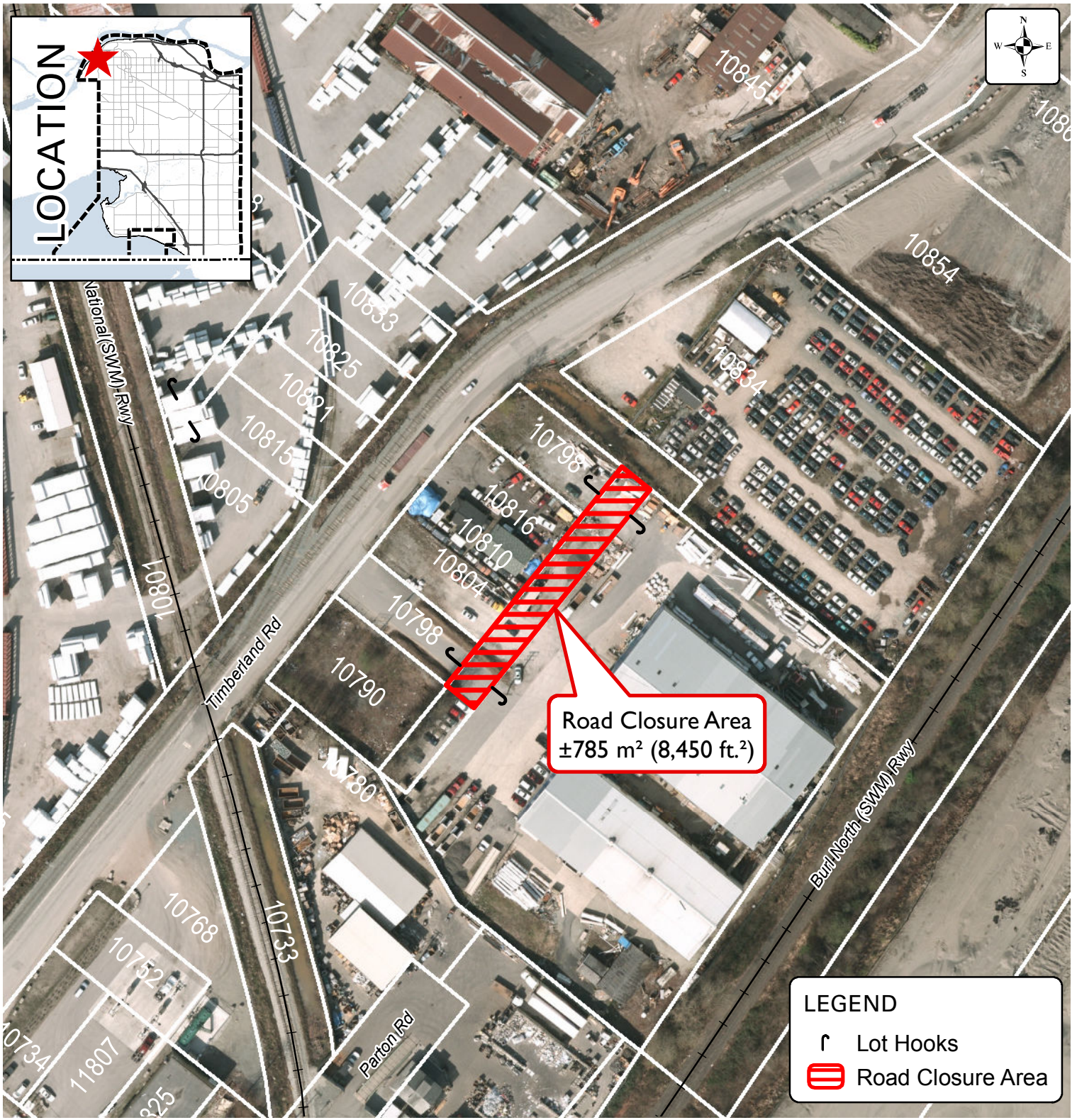
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/amg

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

Appendix I: Aerial Photograph of Road Closure Area

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Road Closure Area
±785 m² (8,450 ft.²)

LEGEND

-  Lot Hooks
-  Road Closure Area

Produced by GIS Section: May-30-13, aw8

Date of Aerial Photography: April 2012



**CLOSURE OF ROAD ADJACENT
10798 & 10804 TIMBERLAND ROAD**

**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\AW-RoadClosure_Adj_10798&10804TimberlandRd-App1-AP.mxd