

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 7, 2013**

FROM: **General Manager, Engineering** FILE: **0910-30/192**

SUBJECT: **Approval of Sale of Closed Portion of Road Allowance adjacent to 17656 – 66A Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 610.1 m² (6,567 ft.²) area, based on final survey information, of closed road allowance adjacent to 17656 – 66A Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. 128; 2013, a copy of which is attached to this report as Appendix I.

DISCUSSION

On July 8, 2013, Council authorized the Engineering Department (Resolution No. 13-1401 related to Corporate Report No. R128) to proceed with the closure and sale of a portion of redundant road allowance having an area of 610 m² (6,566 ft²) for the purpose of allowing consolidation with the property known as 17656 – 66A Avenue. The area of the closure is now based on final survey information. 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 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 the 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 17656 – 66A Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R128; 2013.

Vincent Lalonde, P.Eng.
General Manager, Engineering

ML/amg

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CORPORATE REPORT

NO: **R128**COUNCIL DATE: **July 8, 2013****REGULAR COUNCIL**TO: **Mayor & Council**DATE: **July 4, 2013**FROM: **General Manager, Engineering**FILE: **0910-30/192
7912-0326/00**SUBJECT: **Closure of Road Allowance Adjacent to 17656 – 66A Avenue****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 610 m² (6,566 ft.²) area of road allowance located adjacent to the property at 17656 – 66A Avenue, 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 610 m² (6,566 ft.²) and is the unconstructed portion of the 66A Avenue road allowance along the north-easterly frontage of the privately-held property located at 17656 – 66A Avenue. The road closure area will not be required by the City if the adjacent property at 17656 – 66A Avenue is developed. A road dedication to complete the constructed 66A Avenue cul-de-sac road at this location will be dedicated from the subject property upon its development.

2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent property at 17656 – 66A Avenue are zoned Business Park (IB) Zone, and are designated “Industrial” in the Official Community Plan.

DISCUSSION**1. Purpose of Road Closure**

The area of road proposed for closure is to be consolidated and redeveloped with the adjacent private property located at 17656 – 66A Avenue under Development Application No.

7912-0326-00. This development application is seeking approval to develop two multi-tenant industrial buildings on the consolidated site, as illustrated in Appendix II attached to this report. The road closure proposal was referenced in the related Planning Report that was approved by Council at its Regular Council Land Use meeting on May 27, 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. BC Hydro does however require a statutory right-of-way to protect existing hydro services located within the road closure area.

2. Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure area 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 area proposed for closure will not be required for road purposes upon development of the adjacent private property at 17656 – 66A Avenue and is to be consolidated and developed with the adjacent property in support of planned and orderly development in Cloverdale.

CONCLUSION

The area of road allowance proposed for closure 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.

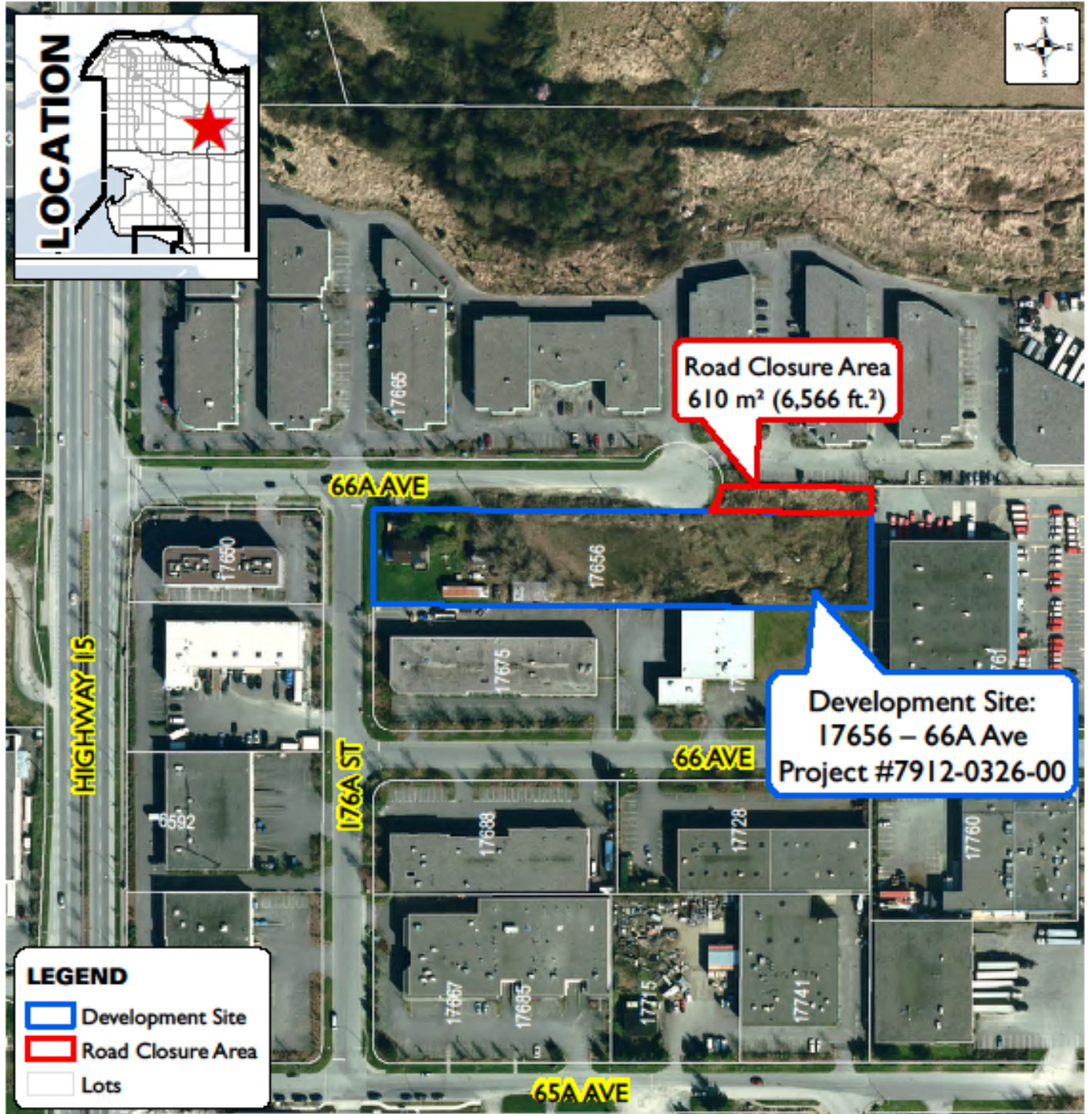
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/ce

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Appendices: Aerial Photograph of Road Closure Area
Development Site Layout

APPENDIX I AERIAL PHOTOGRAPH OF SITE



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

Date of Aerial Photography: April 2013



**CLOSURE OF ROAD ALLOWANCE:
Adjacent to 17656 - 66A Ave
FILE: 7912-0326-00**

**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 area, legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPP\N\GG\5\W\apl\Corpora\Map\dlr\by\CS-17656-66AAveAdj-RC.mod

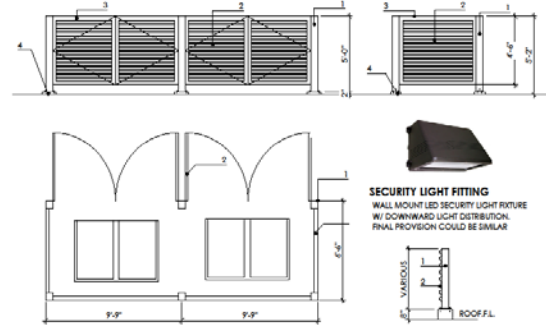
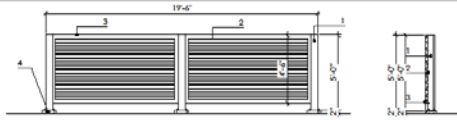
APPENDIX II

66A AVENUE INDUSTRIAL PARK

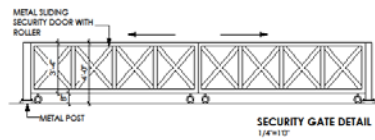
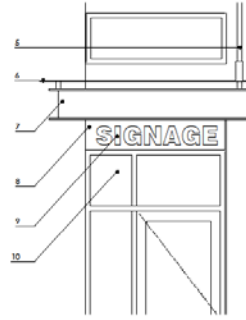
17656 66A AVENUE, SURREY, BC.

DP APPLICATION

15 APR 2013



- 1 PAINTED HSS W/ BOTTOM PLATE
DARK GRAY
- 2 PAINTED CORRUGATED SHEET
DARK GRAY
- 3 PAINTED STEEL ANGLE
DARK GRAY
- 4 CONCRETE FOOTING
- 5 PAINTED METAL TENSION ROD
(DARK GRAY)
- 6 GLASS ROOF
- 7 PAINTED METAL CHANNEL
(DARK GRAY)
- 8 PAINTED CONCRETE WALL
(DARK GRAY)
- 9 WALL MOUNT ILLUMINATED
CHANNEL LETTERING
- 10 ALUM. WINDOW/DOOR
W/ DOUBLE GLAZING



SITE INFORMATION

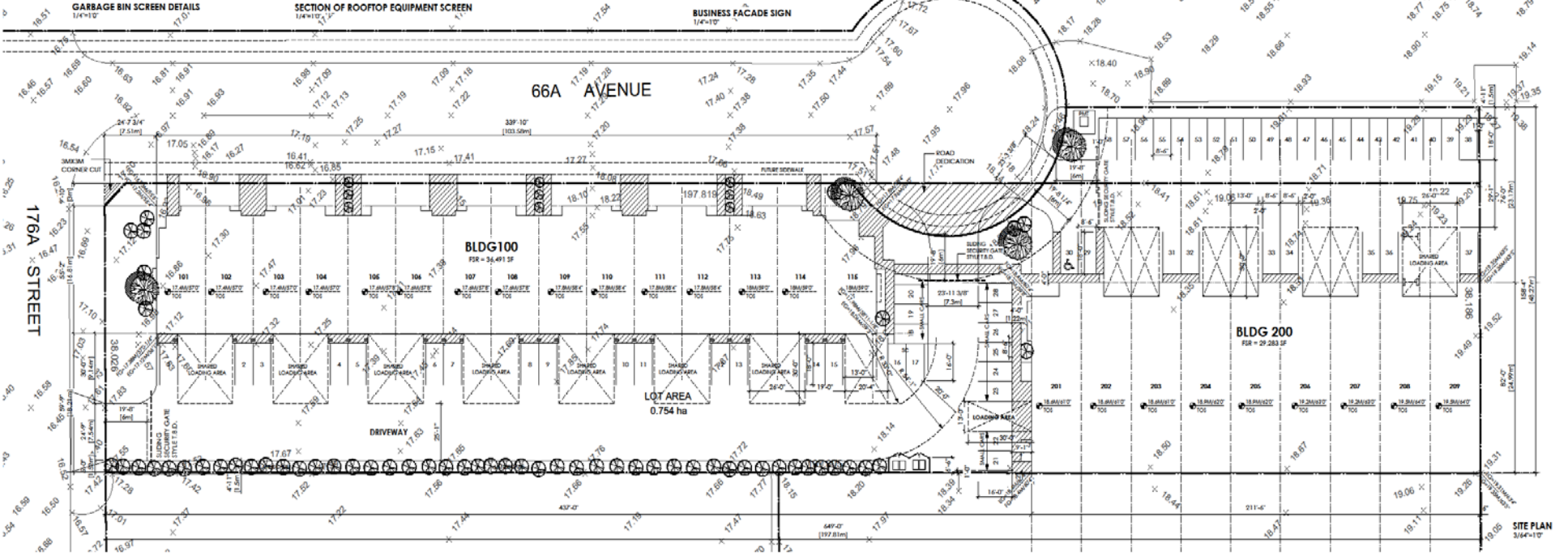
ADDRESS: 17656 66A AVENUE, SURREY, BC
 LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 2927, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187
 ZONING: B

ZONING ANALYSIS

PARKING COUNTS

BLDG 100	BLDG 200	BLDG 8	TOTAL
REQUIRED	REQUIRED	REQUIRED	REQUIRED
1474.5	1474.5	1474.5	4423.5
1719.1	1719.1	1719.1	5157.3
1549.2	1549.2	1549.2	4647.6
857.3	857.3	857.3	2671.9
SUB-TOTAL	SUB-TOTAL	SUB-TOTAL	SUB-TOTAL
58.0	58.0	58.0	174.0
TOTAL PROVIDED	TOTAL PROVIDED	TOTAL PROVIDED	TOTAL PROVIDED
58.0	58.0	58.0	174.0
PERCENT	PERCENT	PERCENT	PERCENT
0.13%	0.13%	0.13%	0.39%

SITE AREA	
PART 1 COMMERCIAL	81,136.0 SF 7,637.7 SM
PART 2 INDUSTRIAL USE	1,863 ACRES 0.754 HA
PART 3 CITY'S LAND	6,567.0 SF 610.1 SM
TOTAL SITE AREA	87,566.0 SF 8,147.8 SM
PERMITTED FSR (PROPOSED)	0.2%
PERMITTED FSR (UNPROPOSED)	65,226.5 SF
BLDG 100	
MAIN FL INDUSTRIAL USE	18,024.0 SF 1,674.5 SM
2ND FL INDUSTRIAL USE	18,024.0 SF 1,674.5 SM
BLDG A TOTAL	36,048.0 SF 3,349.0 SM
BLDG 200	
MAIN FL INDUSTRIAL USE	14,475.0 SF 1,335.4 SM
2ND FL INDUSTRIAL USE	14,475.0 SF 1,335.4 SM
BLDG B TOTAL	28,950.0 SF 2,670.8 SM
TOTAL PROPOSED AREA	62,493.0 SF 5,800.2 SM
PROPOSED DENSITY	0.21
PERMITTED SITE COVERAGE	
BLDG 100	18,024.0 SF 1,674.5 SM
BLDG 200	14,475.0 SF 1,335.4 SM
TOTAL EXIST. IMPVT	34,499.0 SF 3,223.6 SM
PROPOSED S.C.	29.4%



REVISIONS

NO.	DATE	DESCRIPTION
4	MAY 4, 2013	DP - 03
3	FEB 16, 2013	DP - 02
2	NOV 27, 2012	DP - 01
1	NOV 6, 2012	DP - PRELIMINARY

ISSUE

NO.	DATE	DESCRIPTION
1		

FRM

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 e. info@gradualarchitecture.com
 o. 2/F - 1892 West Broadway, Vancouver, BC, V4J 1Y9

SEAL

PROJECT NAME
66A AVENUE INDUSTRIAL PARK

PROJECT ADDRESS
 17656 66A AVENUE, SURREY, BC

DATE

DATE
 I.C./P.W. MAY 6, 2013
 SCALE 3/64"=1'
 PROJECTED BY GA-G13

NOTE

NOTE: COPYRIGHT RESERVED. THE DRAWINGS MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THE DRAWINGS ARE FOR PRELIMINARY PURPOSES AND DO NOT INTEND TO BE USED FOR CONSTRUCTION UNLESS EXPLICITLY APPROVED.

REVISION NO.

REVISION NO. **A1**

SITE PLAN

A1