

NO: R226

COUNCIL DATE: NOVEMBER 12, 2013

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 7, 2013**

FROM: **General Manager, Engineering**

FILE: **7912-0175-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road adjacent to 10615 – 160 Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 126.1 m² (1,357 ft²) area, based on final survey information, of closed road allowance adjacent to 10615 – 160 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. 126; 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. R13-1399 related to Corporate Report No. R126) to proceed with the closure and sale of portions of redundant road allowance having an area of 93 m² (1,001 ft²) for the purpose of allowing consolidation with and to allow subdivision of the property known as 10615 – 160 Street. The revised area of the closure and sale reflect 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 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 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 10615 – 160 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R126; 2013.

Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Corporate Report No. R126; 2013



CORPORATE REPORT

NO: **R126**COUNCIL DATE: **July 8, 2013**

REGULAR COUNCILTO: **Mayor & Council**DATE: **July 4, 2013**FROM: **General Manager, Engineering**FILE: **7912-0175/00**SUBJECT: **Closure of Road Allowance Adjacent to 10615 – 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 a 93 m² (1,001 ft.²) area of road allowance located adjacent to the property at 10615 - 160 Street, 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 93 m² (1,001 ft.²) and is the south half of the unopened lane allowance located immediately north of the privately-held property at 10615 - 160 Street.

2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent property at 10615 – 160 Street are zoned One Acre Residential (RA) Zone, and are designated “Urban” in the Official Community Plan.

DISCUSSION**1. Purpose of Road Closure**

The area of road proposed for closure is intended to be consolidated and rezoned with the adjacent private property located at 10615 – 160 Street under Development Application No. 7912-0175-00. This development application is seeking approval to develop 3 single family small lots. The related rezoning by-law was granted third reading by Council on March 11, 2013.

The proposed road 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 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 supports the Sustainability Charter's 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 10615 – 160 Street, and is to be consolidated and developed with the adjacent property in support of planned and orderly development in Fraser Heights.

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.

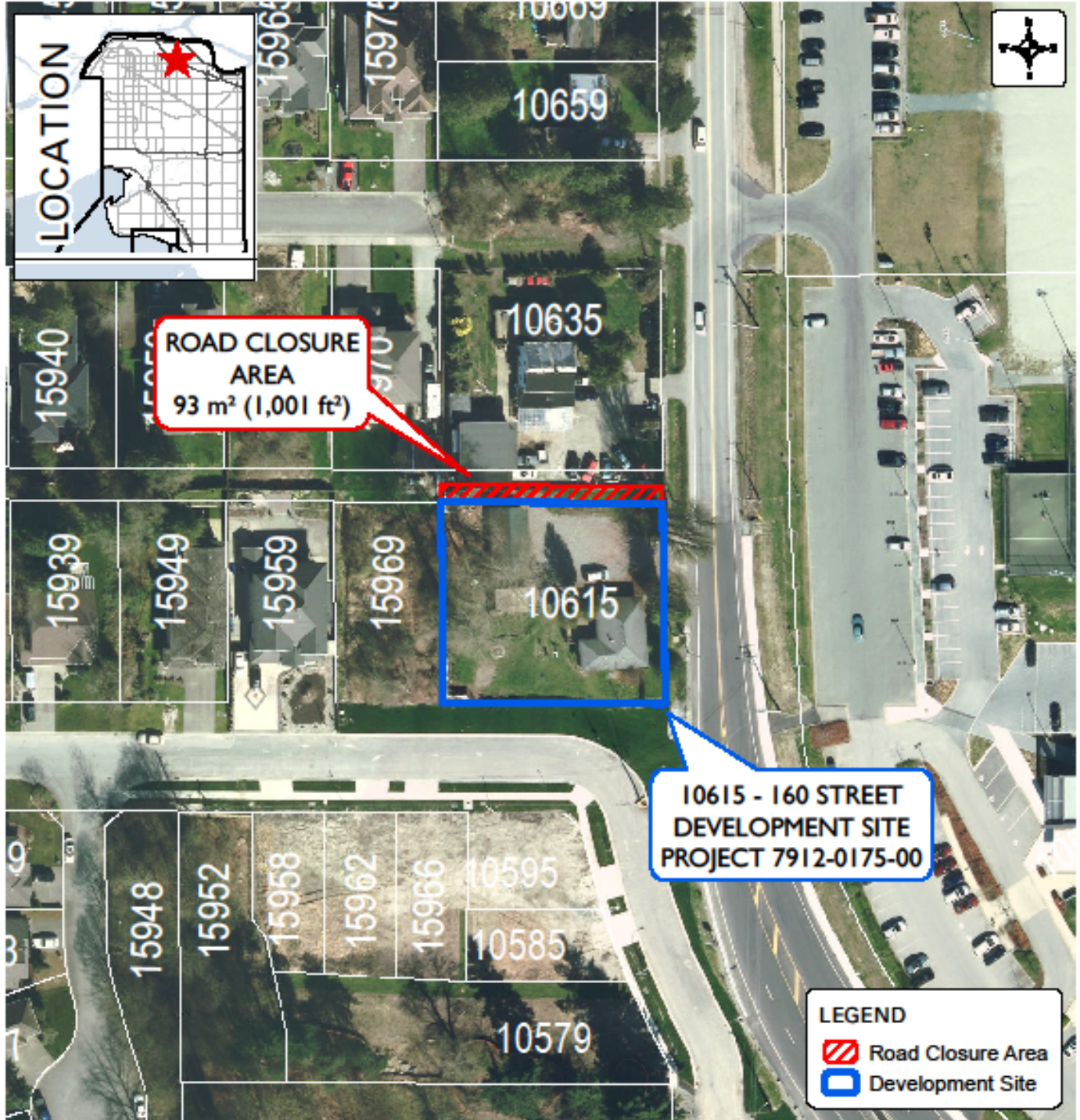
Vincent Lalonde, P.Eng.
General Manager, Engineering

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Appendix I: Aerial Photograph of Road Closure Area

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: June-11-13, aw8

Date of Aerial Photography: April 2012



**CLOSURE OF ROAD ALLOWANCE
ADJACENT TO
10615 - 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.

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