

NO: R243

COUNCIL DATE: **DECEMBER 16, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 10, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/195
7913-0030-00**

SUBJECT: **Closure of Road Allowance Adjacent to 6415 & 6469 – 192 Street and
19141, 19153, & 19169 Fraser Highway**

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 1,000.92 m² (10,774 ft.²) area of road allowance located adjacent to the properties at 6415 & 6469 – 192 Street and 19141, 19153, & 19169 Fraser Highway as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The road allowance proposed for closure has an area of a 1,000.92 m² (10,774 ft.²) and is a portion of 192 Street located along the eastern frontage of the privately-held assembled site at 6415 & 6469 – 192 Street and 19141, 19153, & 19169 Fraser Highway.

2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent properties at 6415 & 6469 – 192 Street and 19141, 19153, & 19169 Fraser Highway are zoned One-Acre Residential (RA) and are designated as “Urban” in the Official Community Plan and “Specialty Community-Oriented Commercial” in the East Clayton Neighbourhood Concept Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road allowance proposed for closure is considered to be surplus to the City needs and will be consolidated and redeveloped with the adjacent properties at 6415 & 6469 – 192 Street and 19141, 19153, & 19169 Fraser Highway, which are the subject of Development Application No. 7913-0030-00. This development application is seeking approval to consolidate the lands into two large lots to develop separately as a townhouse complex of 44 units and a community shopping centre, respectively, as illustrated in Appendix II attached to this report. The related rezoning by-law was granted third reading by Council on July 22, 2013.

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. However, the road closure area is heavily impacted with utility equipment owned by many of the utility companies. Some of the utility equipment will remain in place and be protected by statutory rights-of-way and other elements will be relocated.

2. Land Value

The applicant, the developer of the adjacent properties, has agreed to provide compensation to the City equivalent to the market value of the road closure land 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 upon development of the adjacent properties at 6415 & 6469 – 192 Street and 19141, 19153, & 19169 Fraser Highway and is to be consolidated and developed with these adjacent properties in support of planned and orderly development in Cloverdale.

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.

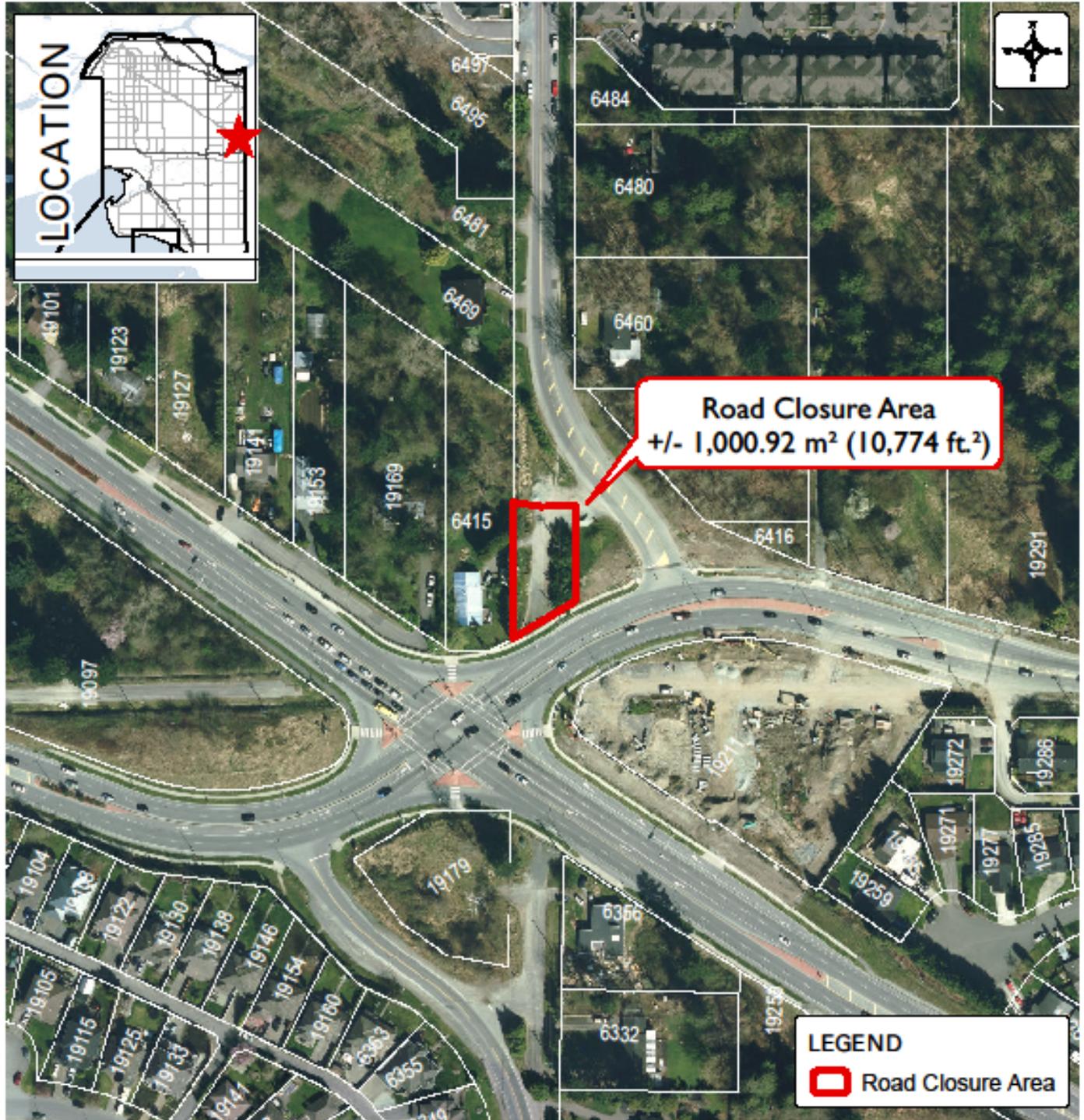
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/brb

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BRB 12/11/13 3:28 PM

Appendix I: Aerial Photograph of Road Closure Area
Appendix II: Development Site Layout

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 29-Nov-2013, AWB

Date of Aerial Photography: March 30, 2013



**CLOSURE OF ROAD ALLOWANCE
ADJACENT TO 6415 & 6469 - 192 ST
AND 19141, 19153 & 19169 FRASER HWY**

**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 description and encumbrances must be confirmed at the Land Title Office. Source: G:\MAPP\GIS\GISM\app\Corporate\Rep\A\Realty\AW-Red\A\to\w\ca\A\Q\011586469-19251-RC.mxd

SUBDIVISION PLAN OF PARTS OF SECTION 15 AND SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT BEING:

PLAN EPP36181

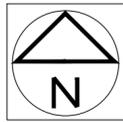
- 1) LOT 1 PLAN 9980 SEC 16 Tp 8
- 2) LOTS 6 AND 7 AND LOT 10 EXCEPT PARCEL A (BYLAW PLAN 81847) PLAN 8853 SEC 16 Tp 8
- 3) LOT A PLAN 8853 SEC 16 Tp 8
- 4) PCL A PLAN EPP36177 FORMERLY ROAD DEDICATED BY PLAN 1342 SEC 16 Tp 8
- 5) PARCEL A (BYLAW PLAN 81847) LOT 10 PLAN 8853 SEC 16 Tp 8
- 6) PCL B PLAN EPP36177 FORMERLY ROAD DEDICATED BY PLAN 3794 SEC 15 Tp 8
- 7) PCL C PLAN EPP36177 FORMERLY ROAD DEDICATED BY PLAN 31484 SEC 15 Tp 8
- 8) PCL D AND PCL E PLAN EPP36177 FORMERLY ROAD DEDICATED BY EPP36176 SEC 15 Tp 8

BCGS 926 017

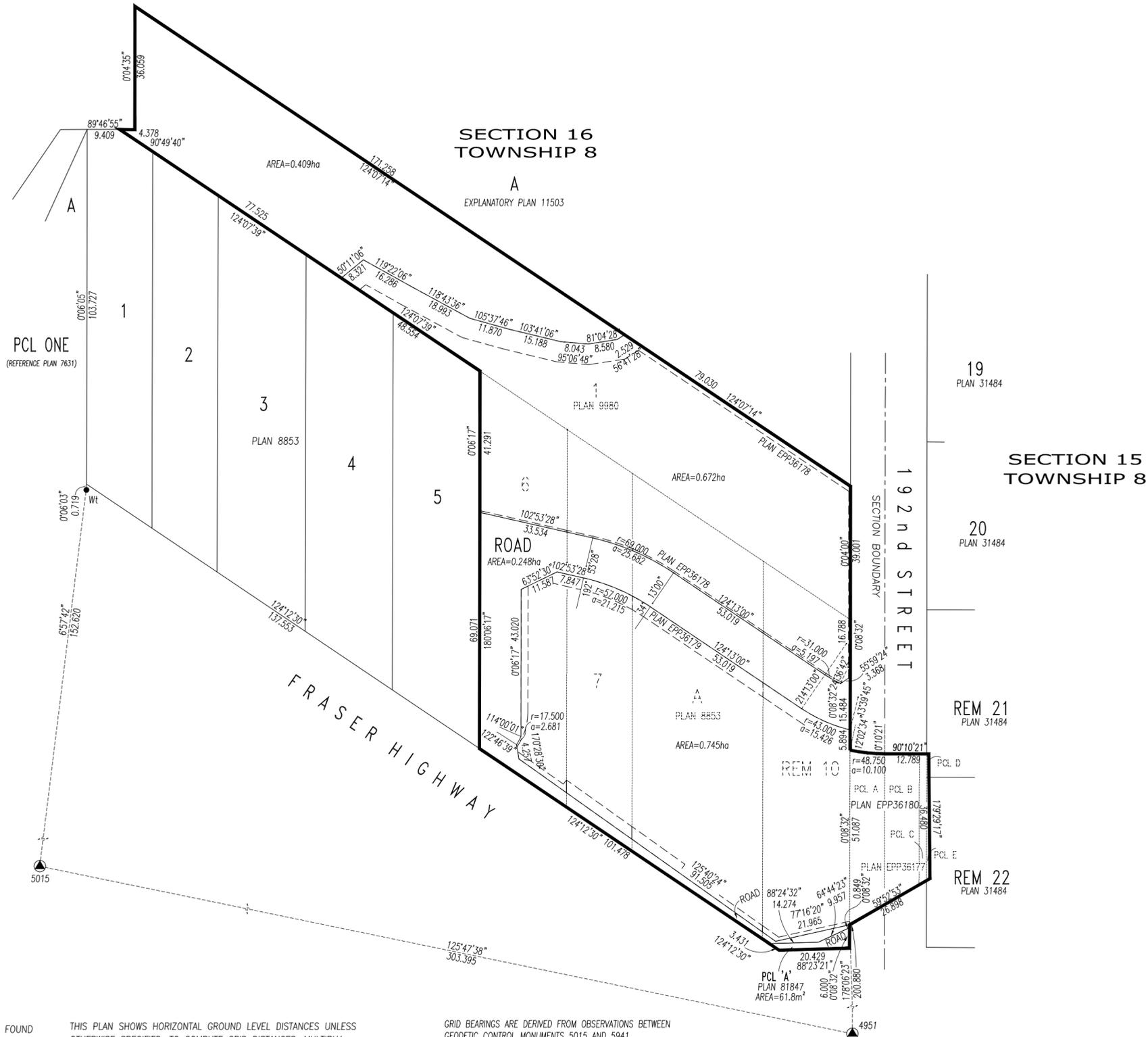
0 10 20 40 60

All distances and elevations are in meters and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:1000



INTEGRATED SURVEY AREA No1 (SURREY) NAD83 (CSRS)



- LEGEND
- INDICATES STANDARD IRON POST FOUND
 - " LEAD PLUG FOUND
 - " STANDARD IRON POST PLACED
 - " LEAD PLUG PLACED
 - ▲ " INTEGRATED CONTROL MONUMENT FOUND
 - U " UNREGISTERED

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99959955, WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5015 AND 5941

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5015 AND 5941.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT

The field survey represented by this plan was completed on the 5th day of November, 2013. Gary A. Rowbotham, BCLS No.675

THIS PLAN LIES WITHIN THE JURISDICTION OF APPROVING OFFICER FOR CITY OF SURREY

APPENDIX II

SITE INFORMATION:	
LEGAL DESCRIPTION: LOTS A, 7, 10 SEC 16 TWP 8 PL 8853 NWD	
CIVIC ADDRESS: 19151, 19161, 19171, & 19181 FRASER HWY, SURREY, BC	
CURRENT ZONING: RA - ONE ACRE RESIDENTIAL ZONE	
PROPOSED ZONING: CD - COMPREHENSIVE DEVELOPMENT	
SITE AREA: 69,383 SF [1.59 ACRES]	
+ ADDITIONAL LANDS AREA: 10,773 SF [0.25 ACRES]	
TOTAL SITE AREA: 80,156 SF [1.84 ACRES]	
PROPOSED BUILDING AREA: 19,176 SF	
LOT COVERAGE: 19,176 SF / 80,156 SF x 100 = 23.9%	

GROSS FLOOR AREAS:	
BUILDING A:	2,700 SF
BUILDING B1:	3,488 SF
BUILDING B2:	3,488 SF
BUILDING C:	4,712 SF
BUILDING D1:	1,532 SF
BUILDING D2:	1,600 SF
BUILDING D3:	1,575 SF
KIOSK 1:	81 SF
TOTAL GROSS FLOOR AREAS	19,176 SF

PARKING REQUIREMENTS:	
RESTAURANT >1,615 SF	2,700 SF = 25.11 STALLS
RETAIL >4,000 SF	16,524 SF = 46.11 STALLS
TOTAL PARKING REQUIRED:	72 STALLS
TOTAL PARKING PROVIDED:	81 STALLS (+15 STALLS STACKING IN D.T. LANE)
TOTAL SMALL CAR (MAX 25%):	17 STALLS (20.5%)
PARKING RATIO:	4.21 STALLS/ 1000 SF

PARKING BYLAW REQUIREMENTS:	
RETAIL = ≤4,000SF: 2.75 STALLS PER 1,075SF of G.F.A.; 4,001SF TO 50,000SF: 3 STALLS PER 1,075SF of G.F.A.; >50,000SF: 2.5 STALLS PER 1,075SF of G.F.A. (WITH A MIN OF 139 STALLS).	
EATING & DRINKING EST. = <1,615SF: MIN 3 STALLS; >1,615SF: 10 STALLS PER 1,075SF of G.F.A.; PLUS, A MINIMUM OF 8 VEHICLE QUEUING SPACES IN ADVANCE OF DRIVE THRU WINDOW (IF APPLICABLE).	
GENERAL USE (FINANCIAL) = 3 STALLS PER 1,075SF of G.F.A.	

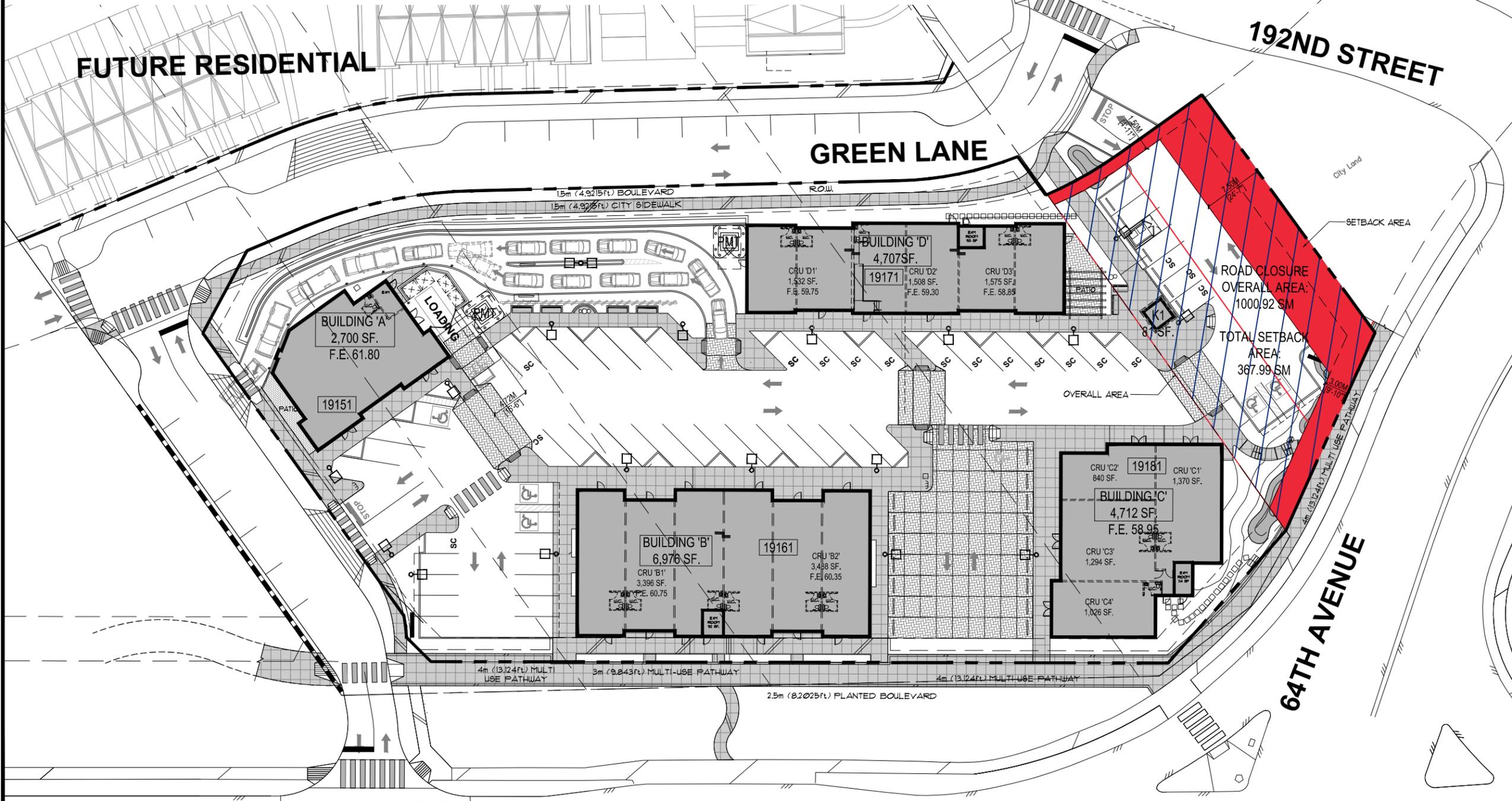
PARKING SIZES:	
REGULAR CAR STALL:	9'-0" (2.75m) x 18'-0" (5.5m)
HANDICAP CAR STALL (1 PER 100 STALLS):	12'-0" (3.70m) x 18'-0" (5.5m)
SMALL CAR STALL (MAX 25%):	9'-0" (2.75m) x 16'-0" (4.9m)
CAR STALL (ADJACENT TO STRUCTURE):	9'-8" (2.95m) x 18'-0" (5.5m)
MANOEUVRING AISLE WIDTH (REGULAR STALL):	22'-0" (6.7m)
LOADING SPACE (MINIMUM SIZE):	13'-0" (4.00m) x 30'-0" (9.2m)
MANOEUVRING AISLE WIDTH (LOADING SPACES):	25'-0" (7.5m)

SITE LEGEND:	
←	DENOTES DIRECTION OF TRAVEL
→	DENOTES DIRECTION OF TRAVEL
▬	DENOTES PEDESTRIAN CROSSWALK PATH
▬	DENOTES PEDESTRIAN LETDOWNS
⊠	DENOTES BUILDING RECEPTACLE BINS
—	STOP LINE
60.55	PROPOSED GRADE
⊠	GAS METER (TYPICAL STACKED) [SIZE VARIES PER BUILDING]
▨	DENOTES PERVIOUS CONCRETE PAVERS
▨	DENOTES BROOM FINISH CONCRETE WITH CONTROL JOINTS

GENERAL NOTE:
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



REVISIONS	
10/13/11/27	ISSUED FOR BP
9/13/11/25	ISSUED FOR PRICING
8/13/09/12	ISSUED FOR DP
7/13/08/26	ISSUED FOR REVIEW
6/13/06/17	ISSUED FOR ADP
5/13/06/06	RE ISSUED FOR REZONING/DP
4/13/06/06	ISSUED FOR REZONING/DP
3/13/04/26	ISSUED FOR REVIEW
2/13/02/23	ISSUED FOR DP
1/13/02/01	ISSUED FOR REZONING/DP
no. []/mm/ []	description



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COMMERCIAL DEVELOPMENT
19151, 19161, 19171 & 19181 FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD



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VANCOUVER, BC V6E 4C1
TELEPHONE (604) 687-2334
FACSIMILE (604) 688-7481

project number **3510**
sheet title **SITE PLAN**

date _____ sheet number _____
scale AS NOTED **A=1.0**
drawn CDC/CL
checked AV/FG