

NO: **R013**

COUNCIL DATE: **FEBRUARY 3, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 30, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **7910-0256-00**

SUBJECT: **Approval of Sale of Closed Portions of Road Allowance adjacent to 442 – 188 Street and 435 – 192 Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,866 m² (20,087 ft.²) area and a 2,357 m² (25,370.5 ft.²) area of closed road allowance adjacent to 442 – 188 Street and 435 – 192 Street under previously approved terms for this closure and sale as documented in Corporate Report No. R185; 2013, a copy of which is attached to this report as Appendix I.

DISCUSSION

On September 23, 2013, Council authorized the Engineering Department (Resolution No. R13-2018 related to Corporate Report No. R185) to proceed with the closure and sale of portions of redundant road allowance having an area of 1,866 m² (20,087 ft.²) and 2,357 m² (25,370.5 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 442 – 188 Street and 435 – 192 Street. 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 allowance adjacent to 442 – 188 Street and 435 – 192 Street under the previously approved terms for the closures and sale as outlined in Corporate Report No. R185; 2013, which is attached to this report as Appendix I.

Gerry McKinnon
Acting General Manager, Engineering

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Appendix I: Corporate Report No. R185; 2013

seeking approval to develop nine (9) agriculture parcels from the consolidated site, as illustrated in Appendix II attached to this report.

The proposed road closures have been circulated to all potentially concerned City Departments for review and all are supportive of the closures.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the proposed road closures have been consulted and none have 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 areas 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 closures and sale support the Surrey Sustainability Charter goal of using the City's land base efficiently. The road allowance areas proposed for closure are not required for road purposes upon development of the adjacent private properties at 442 – 188 Street and 435 – 192 Street and are to be consolidated and developed with these properties, which supports of planned and orderly development in South Surrey.

CONCLUSION

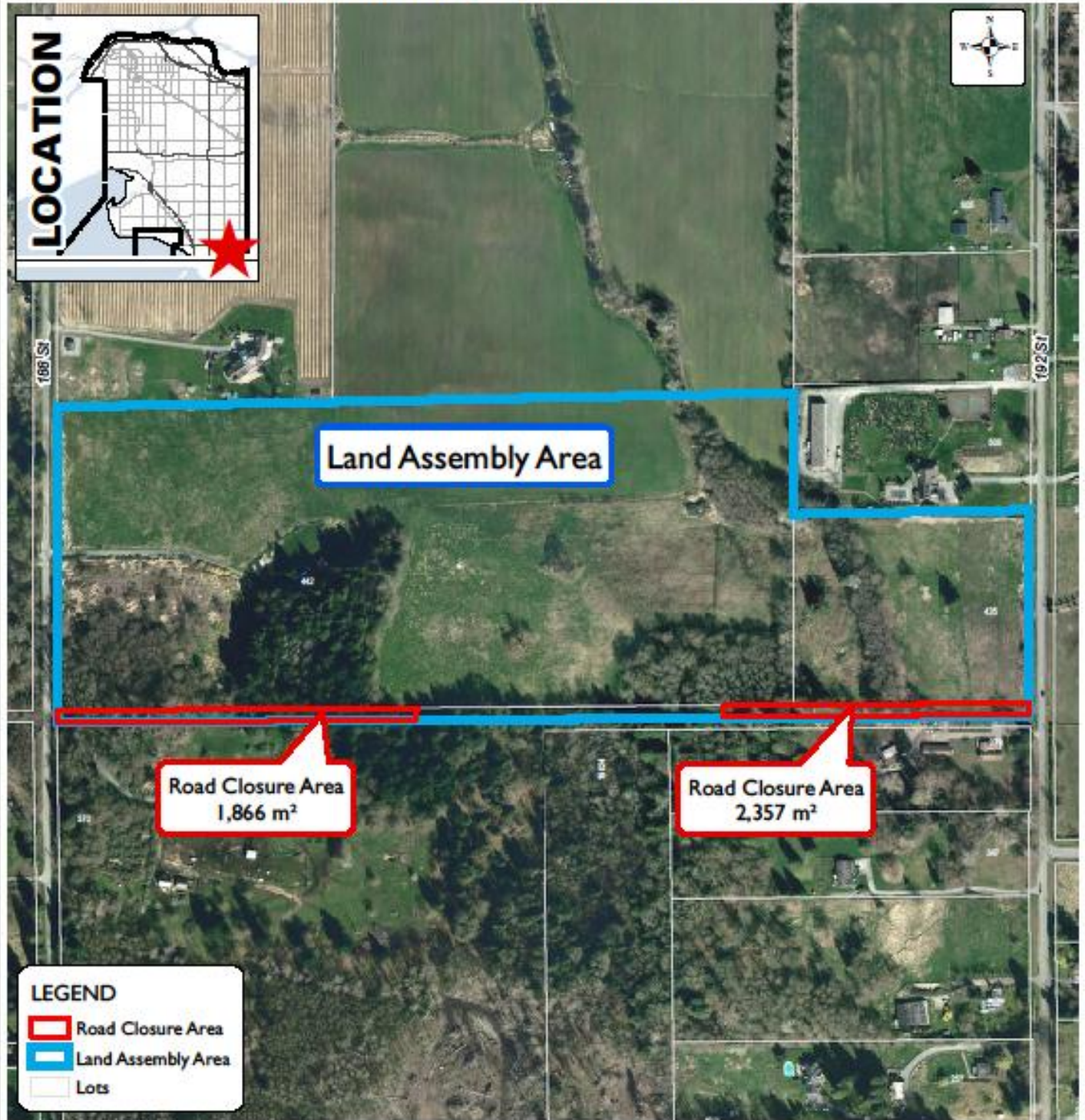
The areas of road allowance proposed for closure are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance areas in preparation for their sale and consolidation as generally described in this report.

Vincent Lalonde, P. Eng.
General Manager, Engineering

Appendix I: Aerial Photograph of Site
Appendix II: Development Site Layout

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APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 28-Aug-2013, C6S

Date of Aerial Photography: March 30, 2013



CLOSURE OF ROAD ALLOWANCE:

Adjacent to
442 - 188 St & 435 - 192 St
FILE: 7910-0256

**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\Map\Corporate\Info\Res by CS-4 Ave_188St_192St-RC-AP.mxd

APPENDIX II DEVELOPMENT SITE LAYOUT

Amendment to PLA

Surrey File: 7910-0256-00

October 15, 2012

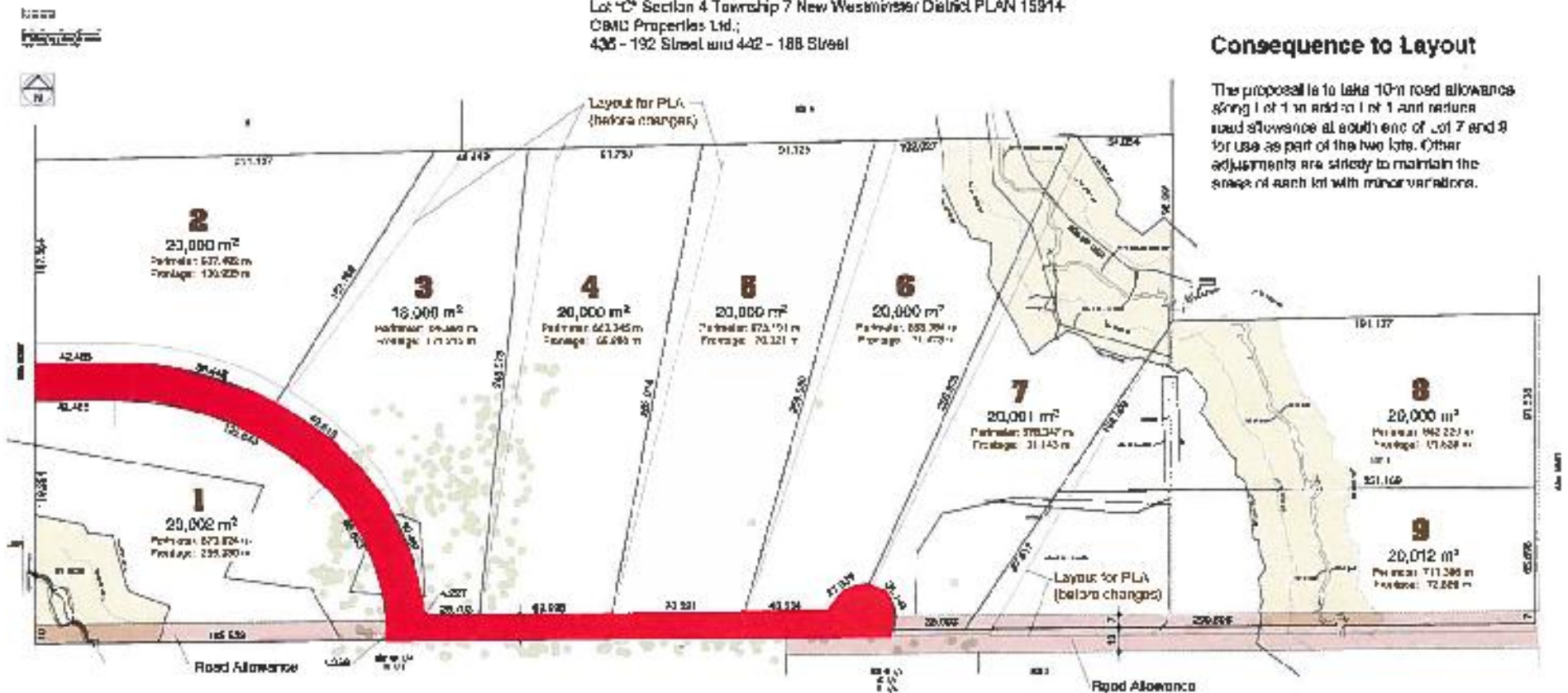
Parcel identifier: 011-429-282
 Lot 4 Section 4 Township 7 New Westminster District Plan 6224
 Parcel identifier: D10-148-681
 Lot 10¹ Section 4 Township 7 New Westminster District PLAN 15914
 CIMC Properties Ltd.,
 435 - 192 Street and 442 - 188 Street

Reason for Amendment

Move 4th Avenue "Half-Road" three meters north, into CIMC property.

Consequence to Layout

The proposal is to take 10-m road allowance along 1 of 1 in addition to 1 and reduce road allowance at south end of Lot 7 and 9 for use as part of the two lots. Other adjustments are strictly to maintain the shape of each lot with minor variations.



Dimensions and area figures are subject to verification by a BC Land Surveyor

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