

NO: R044

COUNCIL DATE: **MARCH 31, 2014**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 6, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **0910-30/172**

SUBJECT: **Closure of Road Allowance Adjacent to 12465 – 55 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a bylaw to close and remove the dedication as highway of a 128 m<sup>2</sup> (1,378 ft.<sup>2</sup>) area of road allowance located adjacent to the property at 12465 – 55 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 128 m<sup>2</sup> (1,378 ft.<sup>2</sup>) and is an irregular-shaped portion of unconstructed road located along the southeast frontage corner of the adjacent lot at 12465 – 55 Avenue. The lot at 12465 – 55 Avenue is improved with a two storey with basement home that was built in 2011. The owner of the lot at 12465 – 55 Avenue has applied to acquire the closure area and consolidate it with that lot.

### 2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the property at 12465 – 55 Avenue are zoned Half-Acre Residential (RH) Zone, and are designated as “Suburban” in the Official Community Plan.

## DISCUSSION

### 1. Purpose of Road Closure

The area of road proposed for closure is considered to be surplus to the City needs and will be consolidated with the adjacent property at 12465 – 55 Avenue to straighten the front property line of that adjacent lot for landscaping purposes.

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.

## 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 an independent 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 and is to be consolidated with the adjacent private property in support of planned and orderly development in Panorama Ridge.

## 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.

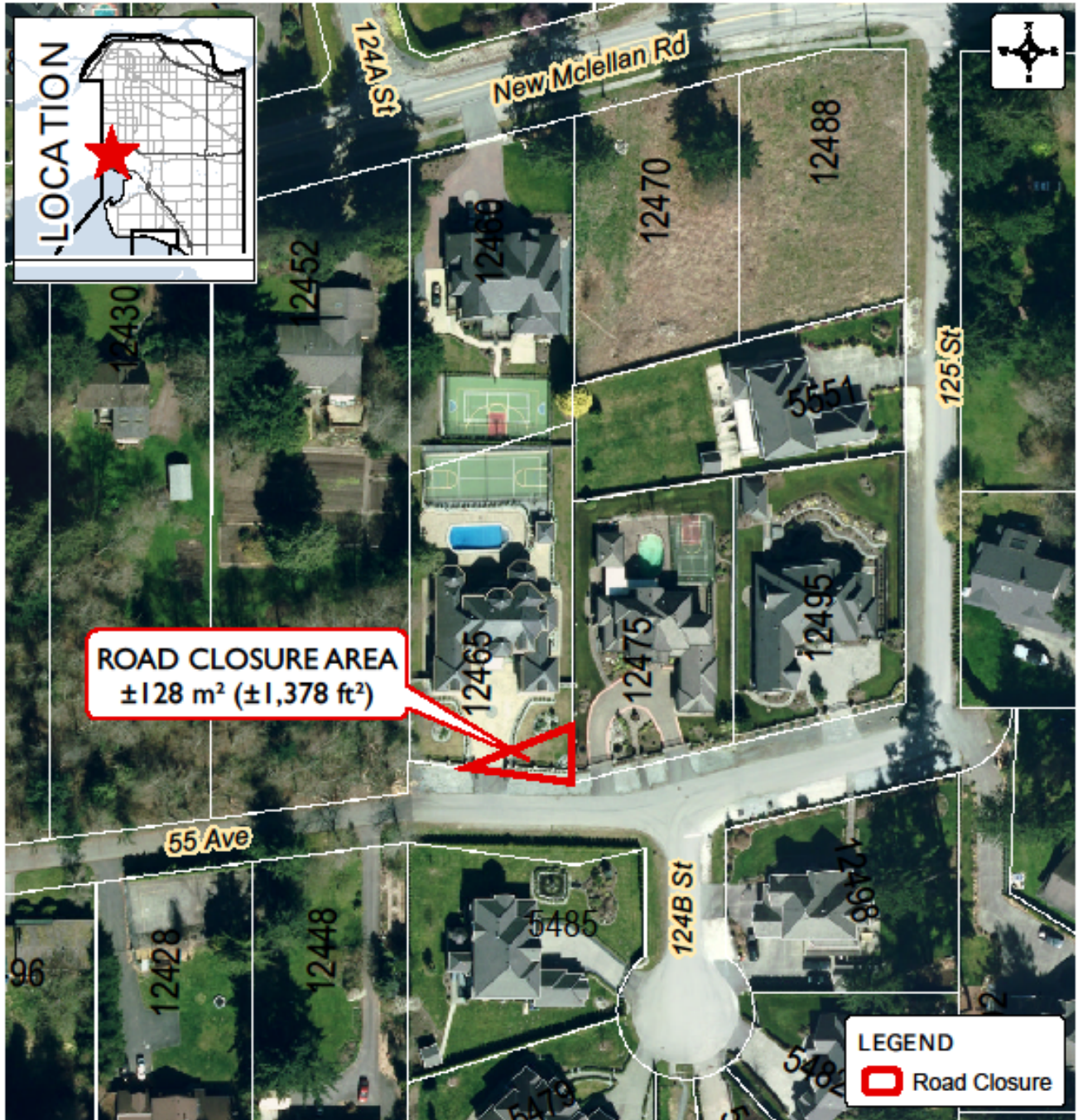
Gerry McKinnon  
Acting General Manager, Engineering

AW/amg

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Appendix I: Aerial Photograph of Road Closure Area

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05-Mar-2014, JJR

Date of Aerial Photography: March 30, 2013



**Closure of Road Allowance  
Adjacent to 12465 – 55 Avenue**

**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 size, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: \\fs-srvr2\eng\ENGL\ES\MAPPING\GIS\Maps\Corporate\Report\Realty\12465\_55Ave\_RoadClosure.mxd