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COUNCIL DATE: ! ° · ·

REGULAR COUNCIL

TO: Mayor & Council

DATE: April 28, 2014

FROM: Acting General Manager, Engineering

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

SUBJECT: Approval of the Sale of Closed Portions of Road Allowance adjacent to 6415 & 6469 – 192 Street and 19141, 19153 & 19169 Fraser Highway (Step 2)

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 1,000.9 m² (10,744 ft.²) area, based on final survey information, of closed road allowance adjacent to 6415 & 6469 – 192 Street and 19141, 19153 & 19169 Fraser Highway under previously approved terms for this closure and sale as outlined in Corporate Report No. R243; 2013, a copy of which is attached to this report as Appendix I.

DISCUSSION

On December 16, 2013, Council authorized the Engineering Department (Resolution No. R13-2602 related to Corporate Report No. R243) to proceed with the closure and sale of portions of redundant road allowance having a total area of 1,000.92 m² (10,744 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 6415 & 6469 – 192 Street and 19141, 19153 & 19169 Fraser Highway. The area related to the closure and sale has been adjusted to reflect final survey information. 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 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 6415 & 6469 – 192 Street and 19141, 19153 & 19169 Fraser Highway under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R243; 2013 as Appendix I.

Gerry McKinnon
Acting General Manager, Engineering

ML/amg/ras
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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.



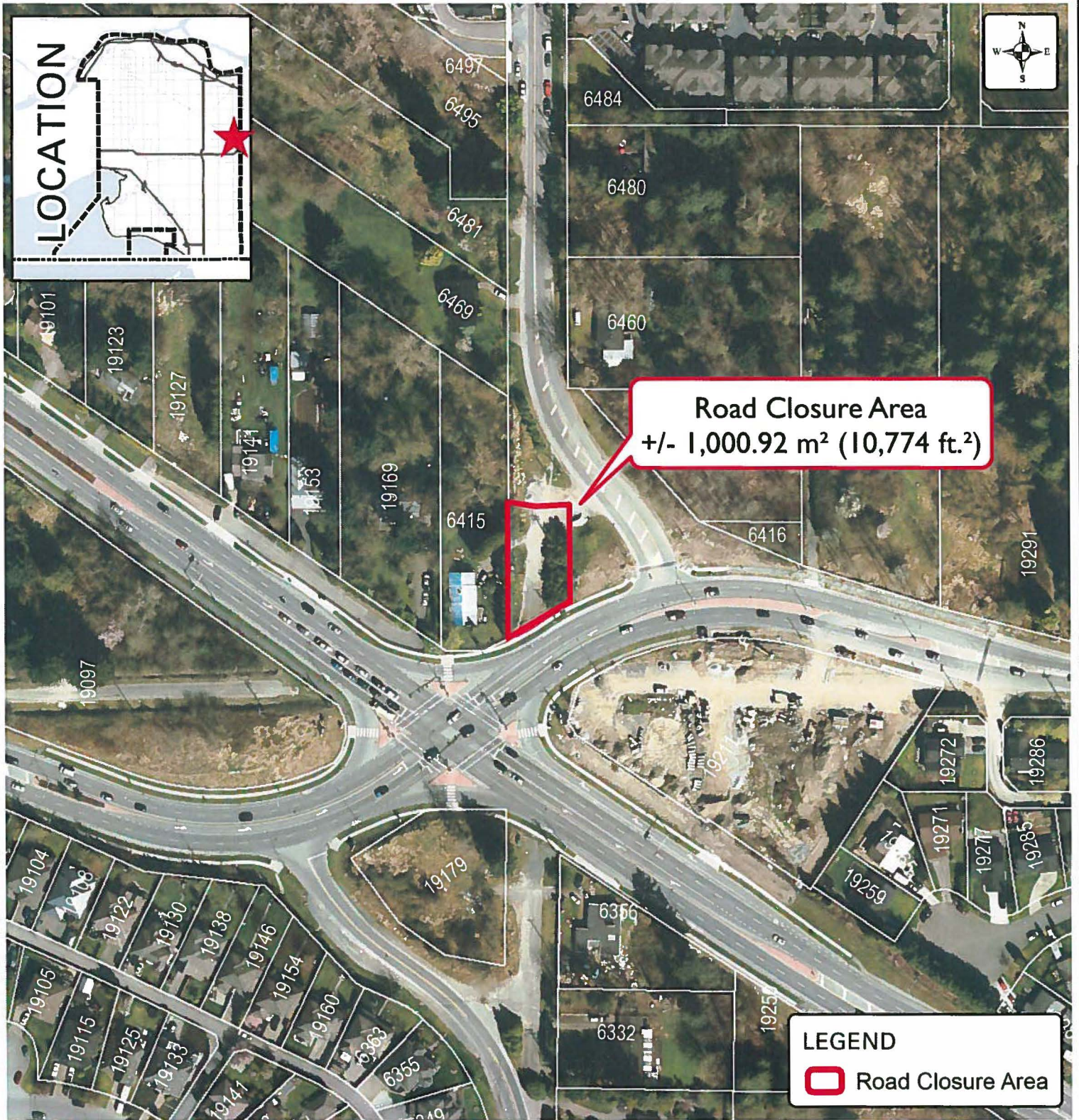
Vincent Lalonde, P.Eng.
General Manager, Engineering

AW/brb

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BRB 12/10/13 8:44 AM

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, AW8

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

Source:
G:\MAPPING\GIS\Maps\CorporateReps\Realty\AW-RoadAllowanceAdj\6415&6469-192St-RC.mxd

REFERENCE PLAN TO ACCOMPANY CITY OF SURREY ROAD DEDICATION CANCELLATION BYLAW NO.18156
 TO CLOSE ROAD: PARCEL 'A' DEDICATED ON PLAN 1342, SECTION 16 TOWNSHIP 8, NEW WESTMINSTER DISTRICT;
 PARCEL 'B' DEDICATED ON PLAN 3794 PARCEL 'C' DEDICATED ON PLAN 31484 AND PARCELS 'D' AND 'E'
 DEDICATED ON PLAN EPP36176 OF SECTION 15 TOWNSHIP 8, NEW WESTMINSTER DISTRICT

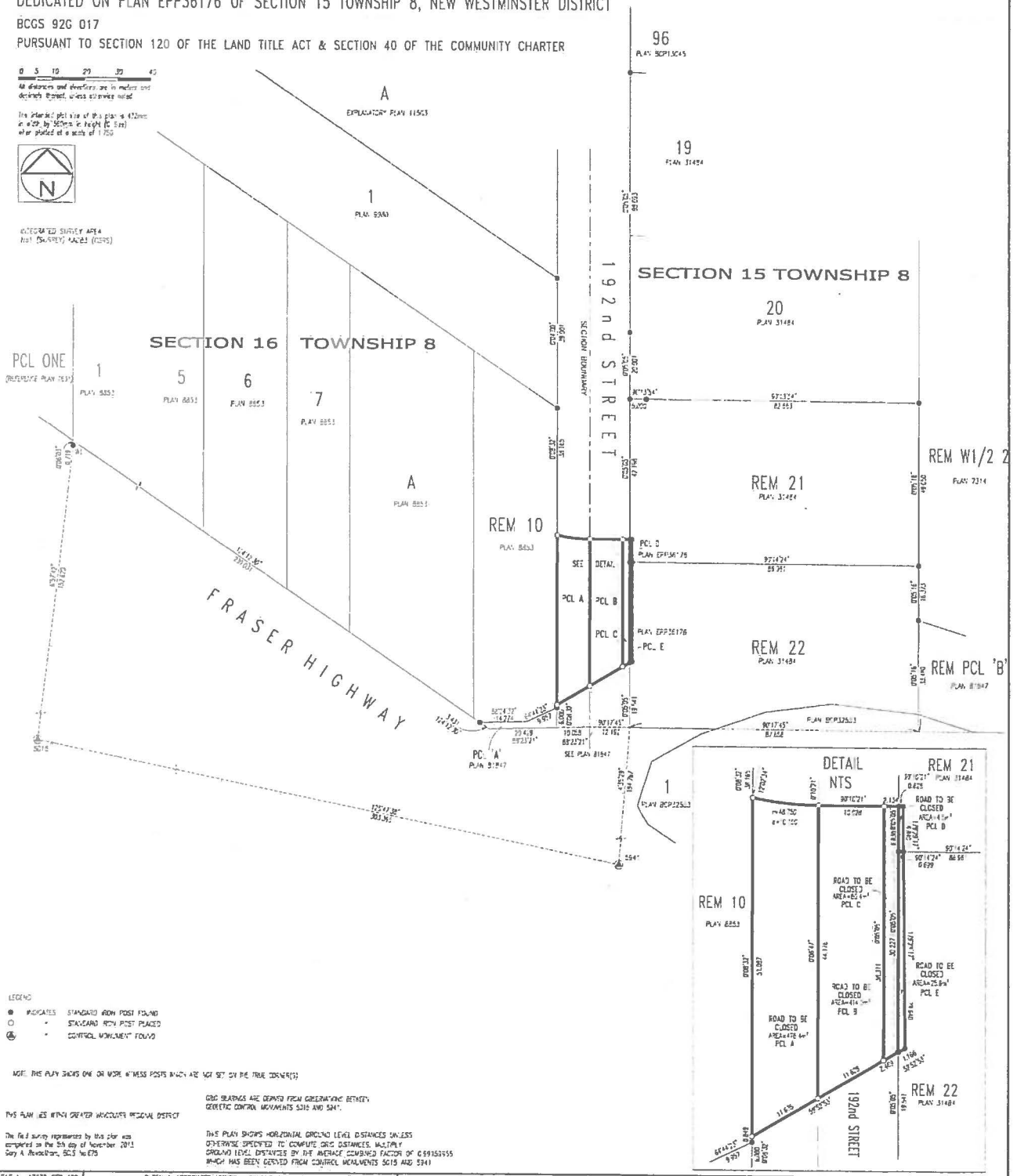
PLAN EPP36177

BCGS 926 017
 PURSUANT TO SECTION 120 OF THE LAND TITLE ACT & SECTION 40 OF THE COMMUNITY CHARTER

0 5 10 20 30 40
 All distances and directions are in metres and
 directions shown, unless otherwise noted.
 The horizontal scale of this plan is 42mm
 to a 17m by 56mm in height (1:54)
 after plotted at a scale of 1:750



ALLEGED SURVEY AREA
 PLAN (SURREY) 14621 (1995)



LEGEND
 ● INDICATES STANDARD IRON POST FOUND
 ○ INDICATES STANDARD IRON POST PLACED
 ⊗ INDICATES CONTROL MONUMENT FOUND

NOTE: THIS PLAN SHOWS ONE OR MORE IRON PEGS WHICH ARE NOT SET BY THE TRUST COMPANY(S)
 OR BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5315 AND 5341.

THIS PLAN LIES WITHIN GREATER WICACOUNTY REGIONAL DISTRICT
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE 5th DAY OF NOVEMBER 2013
 DAY A REVISIONARY, B.C.S. 14678
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS
 OTHERWISE SPECIFIED TO COMPLETE ORIGIN DISTANCES. UNLESS
 GROUND LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.99165555
 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5015 AND 5341

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

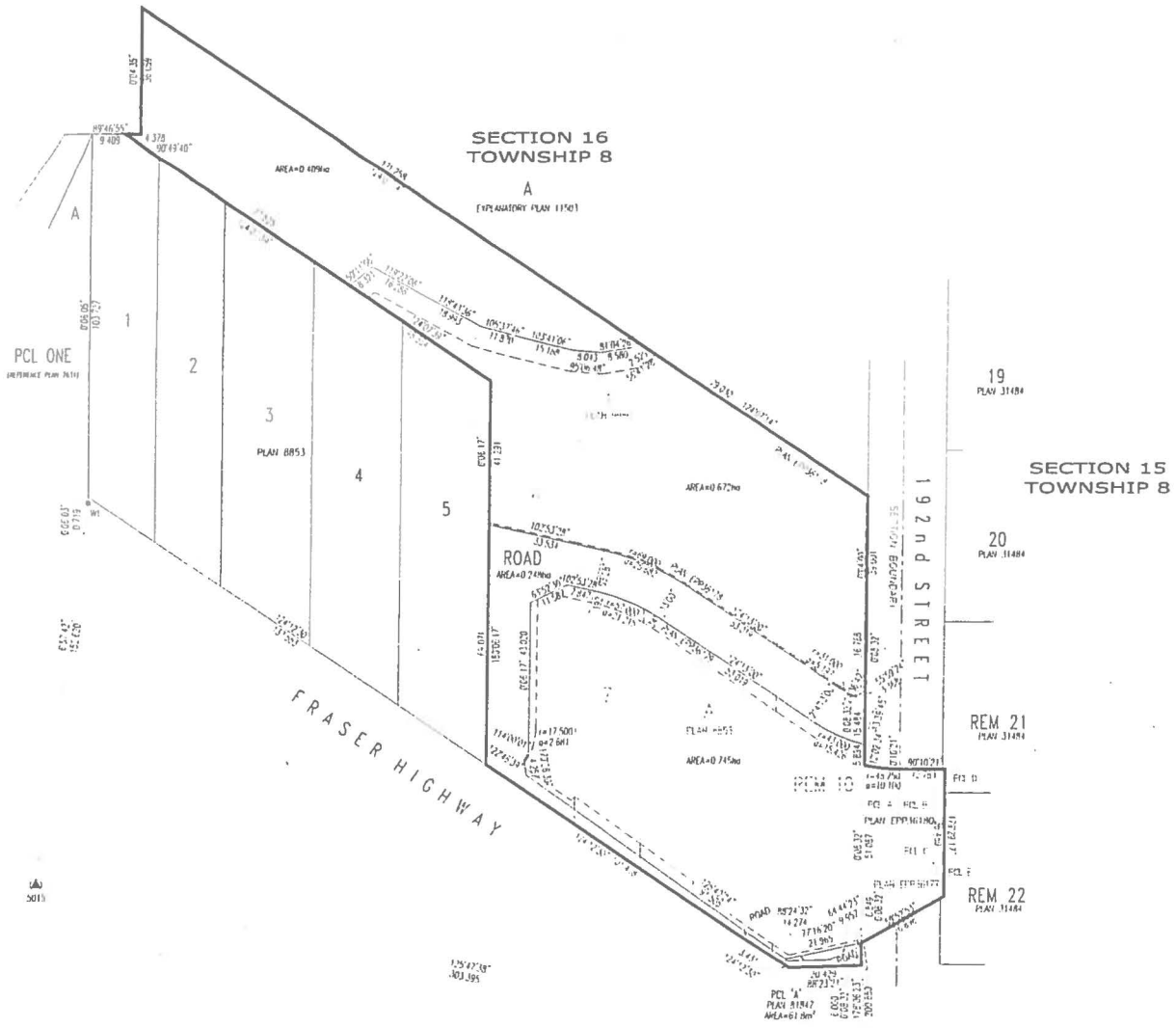


All distances and elevations are in meters and decimals thereof, unless otherwise noted

The intended plot size of this plan is 500mm in width by 437mm in height (L Size) when plotted at a scale of 1:1000



INTEGRATED SURVEY AREA
No.1 (SURREY) NAARS (CSRS)



LEGEND

- INDICATES STANDARD IRON PIVOT 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 CORRECTION FACTOR OF 0.99998955 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5015 AND 5941

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

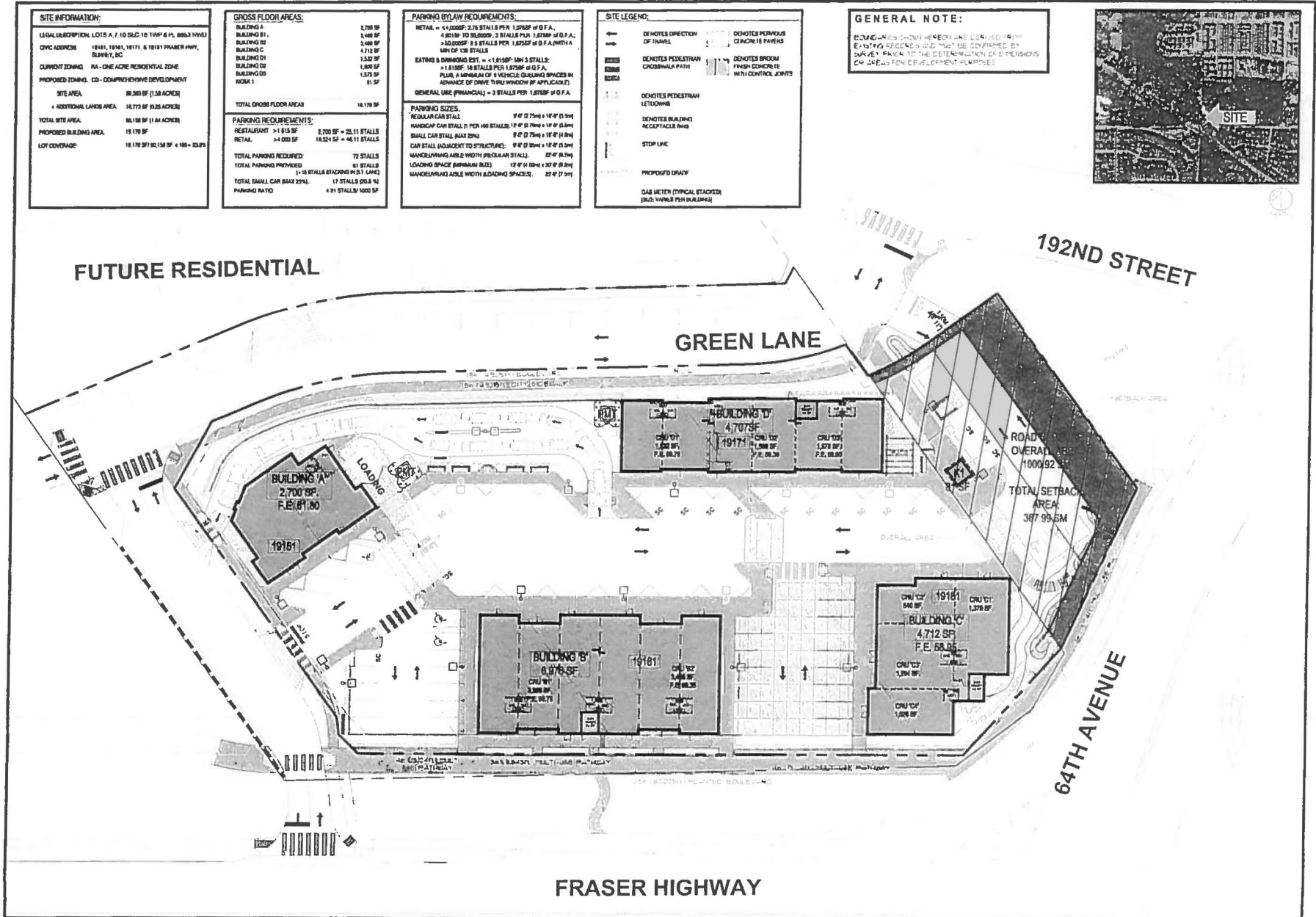
NOTE THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS

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

THIS PLAN LIES WITHIN GREATER WATKINER REGIONAL DISTRICT

The field notes represented by this plan were completed on the 5th day of November 2011
Gary A. Houshaham, BCLS No.675

APPENDIX II



COMMERCIAL DEVELOPMENT
19161, 19171 & 64th FRASER HWY, SURREY
For MOSAIC MIXED USE DEVELOPMENTS LTD

architects ltd
1100 WEST HURON
VANCOUVER, BC V6Z 2G8
TEL: 604-273-7333
FAX: 604-273-7333

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SITE PLAN

A-1.0