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REGULAR COUNCIL

TO: Mayor & Council

DATE: October 16, 2014

FROM: General Manager, Engineering

FILE: 0910-30/201

SUBJECT: Closure of Lane Allowance Adjacent to 19049 – 95A Avenue

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 235 m² (2,530 ft.²) area of lane allowance located adjacent to the property at 19049 – 95A Avenue, as generally illustrated in Appendix I attached to this report, and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

BACKGROUND

1. Property Description

The lane allowance area proposed for closure has an area of 235 m² (2,530 ft.²) and is a portion of unconstructed lane located along the west side of the adjacent lot at 19049 – 95A Avenue. The lot at 19049 – 95A Avenue is a 2,023.4 m² (21,780 ft.²) vacant, industrial parcel. The owner of the lot at 19049 – 95A Avenue has applied to acquire the closure area for consolidation with that lot.

2. Zoning, Plan Designations, and Land Uses

The area of lane allowance proposed for closure and the property at 19049 – 95A Avenue are zoned Light Impact Industrial (IL) and designated “Industrial” in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of lane proposed for closure is considered to be surplus to the City needs and is proposed to be consolidated with the adjacent vacant lot at 19049 – 95A Avenue to increase the size of that adjacent lot and therefore maximise the buildable area. The adjacent owner intends to apply for a building permit to construct an industrial building on the consolidated lands.

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 lane 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 lane allowance as determined by a qualified staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed lane closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the lane 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 Port Kells. These outcomes support the following Sustainability Charter action items:

EC1: Corporate Economic Sustainability; and

EN9: Sustainable Land use Planning and Development Practices

CONCLUSION

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

Fraser Smith, P. Eng, MBA
General Manager, Engineering

AW/amg/ras

Appendix I - Aerial Photograph of Lane Closure Area and Adjacent Property

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 11-Sep-2014, EM9

	<p>Closure of Lane Allowance Adjacent to 19049 - 95A Ave</p>	<p>ENGINEERING DEPARTMENT</p>
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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 lines, legal descriptions and encumbrances must be confirmed at the Land Title Office.