

NO: **R010**

COUNCIL DATE: **FEBRUARY 2, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 15, 2015**

FROM: **General Manager, Engineering**

FILE: **0910-30/202**

SUBJECT: **Approval of the Sale of Closed Portions of Road Allowance Adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of two areas of closed road allowance totalling 9 m² (97 ft.²) adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R188; 2014, a copy of which is attached to this report as Appendix I.

DISCUSSION

On November 3, 2014, Council authorized the Engineering Department (Resolution No. R14-1997 related to Corporate Report No. R188) to proceed with the closure and sale of portions of redundant road allowance having a combined area of 9 m² (97 ft.²) for the purpose of consolidation with the adjacent properties at 18051 – 66A Avenue and 18058 – 67 Avenue. 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 18051 – 66A Avenue and 18058 – 67 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R188; 2014.

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

ML/amg/clr

Appendix I - Corporate Report No. R188; 2014



APPENDIX I

CITY MANAGER'S
DEPARTMENT

CORPORATE REPORT

NO *R188*

COUNCIL DATE: *November 3, 2014*

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 6, 2014**
FROM: **General Manager, Engineering** FILE: **0910-30/202**
SUBJECT: **Closure of Road Allowance Adjacent to
18051 - 66A Avenue and 18058 - 67 Avenue**

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 two portions of unconstructed road allowance, each comprised of 4.5 m² (48 ft.²) in area and respectively located adjacent to the properties at 18051 - 66A Avenue and 18058 - 67 Avenue, as generally illustrated in Appendix I attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

BACKGROUND

Property Description

The road allowance areas proposed for closure are two 4.5 m² (48 ft.²) corner cut roads, having a combined area of 9 m² (97 ft.²). One road closure area is located at the south-east corner of the property at 18051 - 66A Avenue and the other at the north east corner of the property at 18058 - 67 Avenue. These adjacent properties are newly created residential building lots.

Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the subject adjacent properties at 18051 - 66A Avenue and 18058 - 67 Avenue are zoned Comprehensive Development (CD) Zone (based on RF-12), and are designated "Urban" in the Official Community Plan. These properties are located within the North Cloverdale West Neighbourhood Concept Plan and were recently rezoned and subdivided under Development Application No. 7912-0178-00.

DISCUSSION

Purpose of Road Closure

The two corner cut road allowances proposed for closure and consolidation with the adjacent properties at 18051 - 66A Avenue and 18058 - 67 Avenue were dedicated on a 2013 approved subdivision plan under Application No. 7912-0178-00. These road allowances are proposed to be closed in conjunction with Development Application No. 7913-0120-00, which is proposing to rezone and subdivide the two easterly properties located at 18072 - 67 Avenue and 6677 - 181 Street to permit 16 single family lots, as illustrated in Appendix II attached to this report. Application No.

7913-0120-00 proposes minor changes to a road pattern that was planned under the approved Application No. 7912-0178-00 and the changes have resulted in the subject corner cut roads becoming surplus to the City's needs. The proposed road closures were referenced in the July 7, 2014 Planning Report to Council related to Application No. 7913-0120-00 and the related Rezoning Bylaw received Third Reading on July 21, 2014.

The two corner cut road closure areas will be consolidated with their respective adjacent properties located at 18051 - 66A Avenue and 18058 - 67 Avenue for the purpose of achieving neat property lines and ease of maintenance. The developer of Application No. 7913-0120-00 will be responsible for liaising with the owners of 18051 - 66A Avenue and 18058 - 67 Avenue to effect the consolidation of each of the road closure area with its respective adjacent property.

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.

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 a qualified 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 areas proposed for closure are not required for road purposes and are to be consolidated with the adjacent properties in support of planned and orderly development in North Cloverdale. 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 road closure areas 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 bylaw to close the subject road allowance areas in preparation for their sale and consolidation as generally described in this report.

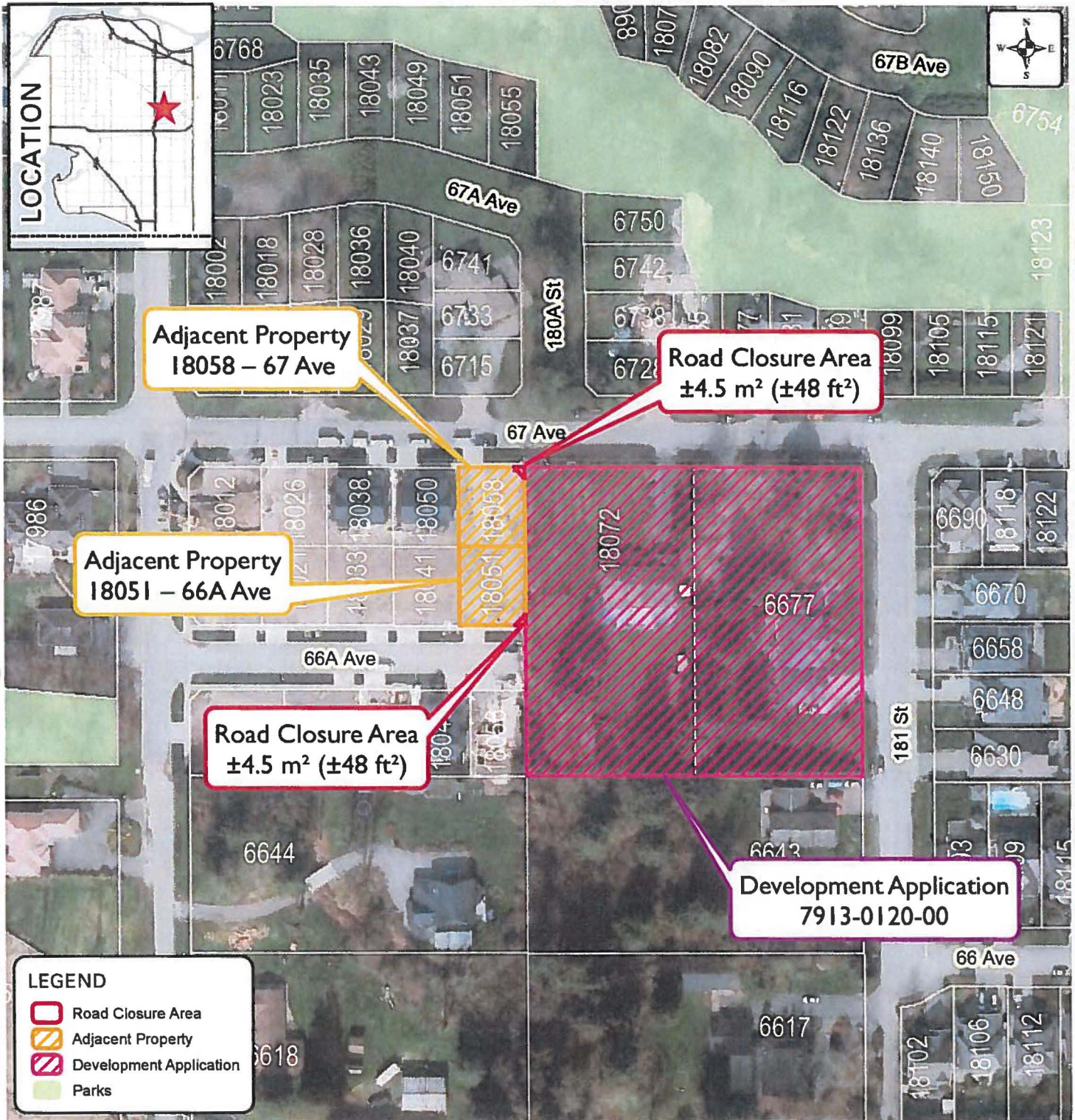


Fraser Smith, P. Eng, MBA
General Manager, Engineering

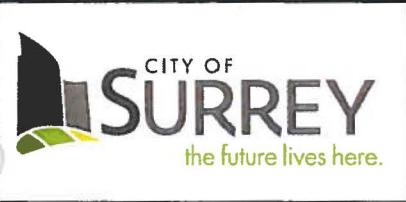
AW/amg/ras

Appendix I - Aerial Photograph of Road Closure Area and Adjacent Property
Appendix II - Application 7913-0120-00 Preliminary Subdivision Plan

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 26-Sep-2014, EM9

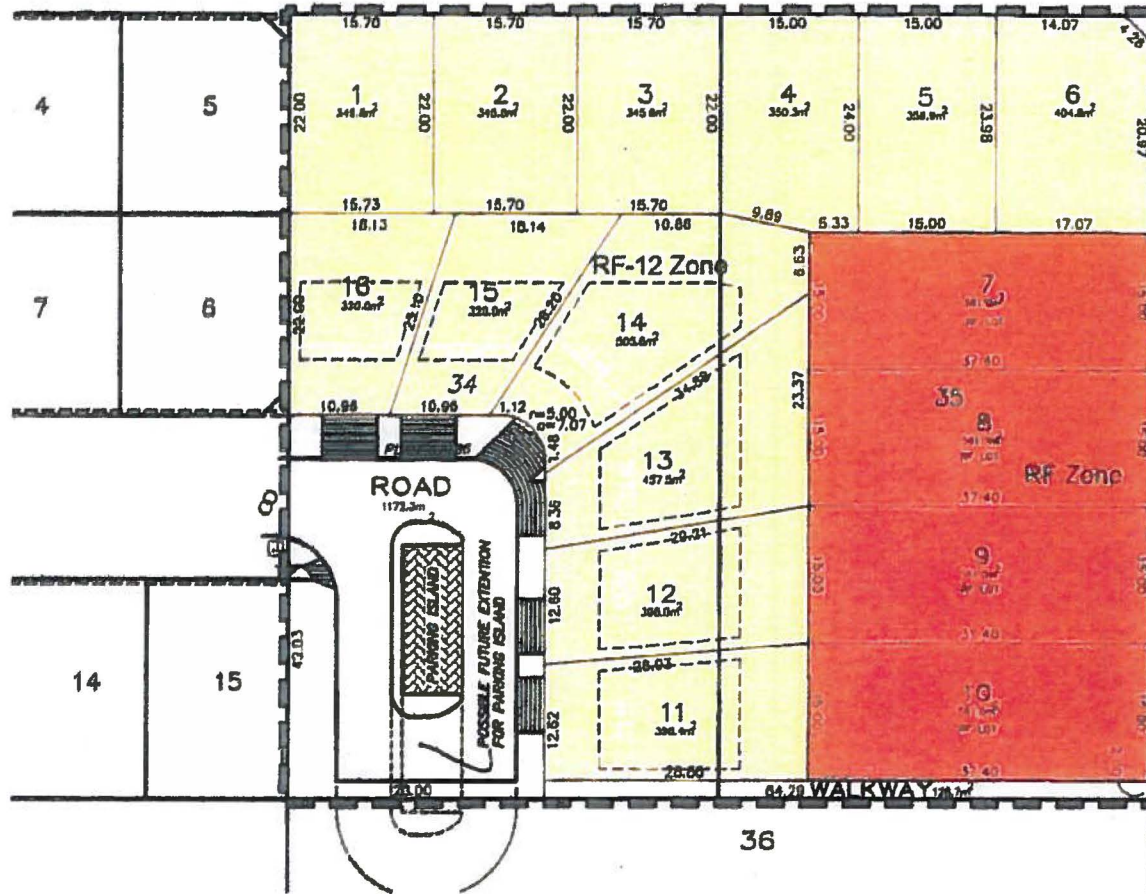


**Closure of Road Allowance
Adjacent to 18051 – 66A Avenue
and 18058 – 67 Avenue**

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

67 AVE



181 ST

LEGEND
 RF ZONE
 RF-12 ZONE

Preliminary Subdivision Plan
 0870121 BC Ltd. (Peter Randhawa) - #18072 67 Avenue & #6677 181 Street
 7913-0120-00

