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## REGULAR COUNCIL

TO: Mayor & Council

DATE: January 26, 2015

FROM: General Manager, Engineering

FILE: 7913-0292-00

SUBJECT: Closure of Road Adjacent to 15815 and 15825 – 105A Avenue

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## 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 252 m<sup>2</sup> (2,713 ft. <sup>2</sup>) portion of unconstructed road adjacent to the properties located at 15815 and 15825 – 105A Avenue, as generally illustrated in Appendix I attached to this report, subject to compliance with the notice provisions of the *Community Charter, S.B.C., 2003, c.26*.

## BACKGROUND

### Property Description

The 252 m<sup>2</sup> (2,713 ft. <sup>2</sup>) portion of unconstructed road allowance is adjacent to the north property line of the properties located at 15815 and 15825 – 105A Avenue. The owners of the lots at 15815 and 15825 – 105A Avenue have applied to acquire the road closure area for consolidation with the two subject properties and then subdivision into two RF lots.

### Zoning, Plan Designations and Land Uses

The area of road allowance proposed for closure and the subject adjacent properties at 15815 and 15825 - 105A Avenue are zoned One-Acre Residential (RA) Zone and designated as “Urban” in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The area of unconstructed road allowance is proposed to be closed in conjunction with Development Application 7913-0292-00, which is proposing to rezone, consolidate and then subdivide the two subject properties located at 15815 and 15825 – 105A Avenue into two larger lots. A statutory right-of-way registered to Trans Mountain Pipeline Inc. runs diagonally across the middle and south sections of the two existing lots. A consolidation of the properties located at 15815 and 15825 - 105A Avenue with the unconstructed road allowance will allow the subdivision and creation of two lots with viable building envelopes, as illustrated in Appendix II to this report.

An unopened road allowance abuts the subject site to the west. During pre-application meetings, there were discussions about including the unopened road allowance with the proposal, which could have accommodated a rezoning and subdivision into three (3) single family lots. Due to site constraints however, specifically the pipeline right-of-way and a lack of road frontage, an acceptable subdivision layout could not be achieved. As a result, the current development application only includes assembly of the rear unopened lane with the two (2) existing single family lots, and does not include the unopened road allowance to the west. This road allowance will be retained by the City and incorporated into the adjoining park/walkway area in the future.

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 area proposed for closure is not required for road purposes and is to be consolidated with the adjacent properties in support of planned and orderly development in Guildford. 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 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 bylaw to close the subject road allowance area in preparation for its sale and consolidation as generally described in this report.

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

BLO/amg/clr

Appendix I - Aerial Photograph of Road Closure Area

Appendix II - Development Application 7913-0292-00 Proposed Subdivision Layout

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 12-Dec-2014, EM9



Closure of Road Allowance  
Adjacent to  
15815 and 15825 – 105A Avenue

ENGINEERING  
DEPARTMENT



## APPENDIX II



# PROPOSED SUBDIVISION LAYOUT

Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 - 0 - 00  
 MAP #: 014  
 EXIST. ZONE: RA  
 PROP. ZONE: RF



**CIVIC ADDRESS: 15815/25 - 105A AVE., SURREY, BC**  
**LEGAL: LOTS 17&18, BLOCK 19, SECTION 22, RANGE 1, N.W.D, PLAN 1832**



NOTE: POND, FENCE AND ROAD EDGE ARE APPROXIMATE, LOCATIONS MUST BE VERIFIED BY SURVEY



GROSS SITE AREA: 1,542sqm (0.38ac)  
 ROAD CLOSURE: 251sqm (0.06ac)  
 NET SITE AREA: 1,793sqm (0.44ac)

ROAD CLOSURE: 251sqm

• #200-9128-152nd. ST Surrey, BC V3R 4E7 • TEL 604-583-1618 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE  
 • Website: www.hyengineering.com • FAX 604-583-1737

**H.Y.#:133812** | **ALTERNATIVE#01C** | **DATE: 07 MAR/14** | **SCALE: 1:1000**

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\133812\PLANNING\133812-ALTO1C.DWG