

NO: R100

COUNCIL DATE: **JUNE 15, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 22, 2015**

FROM: **General Manager, Engineering**

FILE: **0910-30/199**

SUBJECT: **Closure of Road Allowance Adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road**

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 2,328 m² (25,058 ft.²) area of road allowance located adjacent to the properties at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road, 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

Property Description

The road allowance proposed for closure has an area of 2,328 m² (25,058 ft.²) and includes three sections of unopened road corridor integrated within the adjacent lands at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road. These adjacent lands are owned by Vancouver Fraser Port Authority ("VFPA"), and leased to a private business.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent lands at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road are all zoned Light Impact Industrial 1 (IL-1) Zone, and designated "Mixed Employment" in the Official Community Plan and "Light Impact/Business Park" in the South Westminster Neighbourhood Concept Plan.

DISCUSSION

Purpose of Road Closure

The area of road proposed for closure is currently integrated within the properties located at 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road.

The proposed road 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 an independent accredited 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 assembled with lands within which it is currently integrated in support of planned and orderly development in South Westminster. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land use Planning and Development Practices.

CONCLUSION

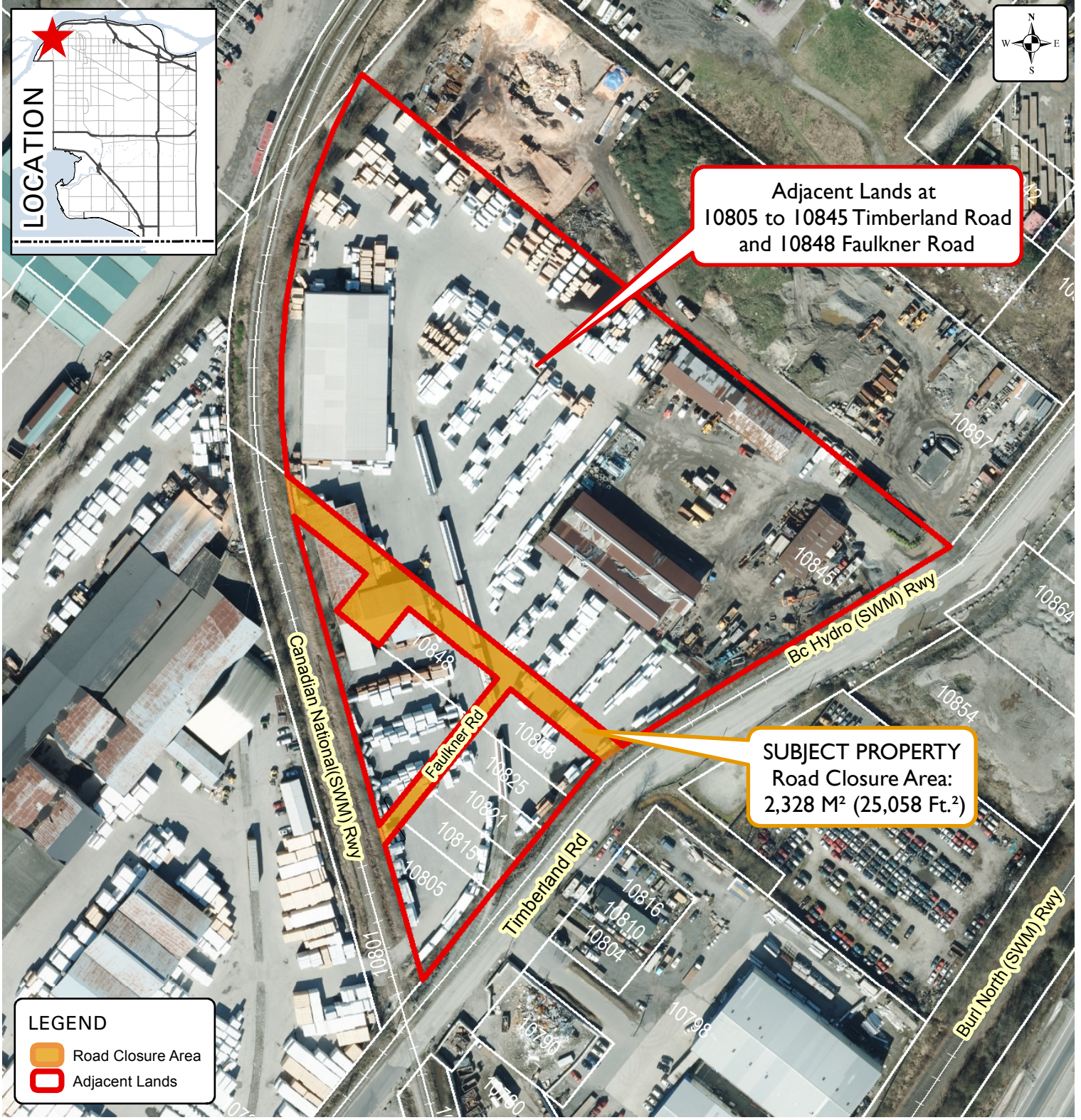
The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate bylaw to close the subject road allowance area in preparation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

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

AW/amg/clr

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

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 20-May-2015, JJR

Date of Aerial Photography: March 30, 2014



SUBJECT PROPERTY
Closure of Road Allowance Adjacent to 10805,
10815, 10821, 10825, 10833, 10845 Timberland Road
and 10848 Faulkner Road

**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:
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