

NO: R221

COUNCIL DATE: November 16, 2015

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 22, 2015**

FROM: **General Manager, Engineering** FILE: **7914-0298-00**

SUBJECT: **Approval of the Sale of Closed Portions of Road Allowance Adjacent to 15685 – 106A Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 216.4 m<sup>2</sup> (2,329 ft.<sup>2</sup>) and a 186 m<sup>2</sup> (2,002 ft.<sup>2</sup>) area, *based on final survey information*, of closed road allowance adjacent to 15685 - 106A Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R129; 2015, a copy of which is attached to this report as Appendix I.

## DISCUSSION

On June 29, 2015, Council authorized the Engineering Department (Resolution No. R15-1179 related to Corporate Report No. R129; 2015) to proceed with the closure and sale of portions of redundant road allowance having an area of 216.4 m<sup>2</sup> (2,329 ft.<sup>2</sup>) and 186 m<sup>2</sup> (2,002 ft.<sup>2</sup>) for the purpose of allowing consolidation and subdivision with the property known as 15685 – 106A 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 15685 – 106A Avenue under the previously approved terms for this Closure and sale as outlined in the attached Corporate Report No. R129; 2015.

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

ML/amg/clr

Appendix I - Corporate Report No. R129; 2015

NO: R129

COUNCIL DATE: June 29, 2015

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## REGULAR COUNCIL

TO: Mayor & Council

DATE: June 22, 2015

FROM: General Manager, Engineering

FILE: 7914-0298-00

SUBJECT: Closure of Road Allowance Adjacent to 15685 - 106A Avenue

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## 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 216.4 m<sup>2</sup> (2,329 ft.<sup>2</sup>) area of front road allowance and a 186 m<sup>2</sup> (2,002 ft.<sup>2</sup>) area of rear lane allowance adjacent to the property at 15685 - 106A Avenue as generally illustrated in Appendix I attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, Chap. 26*.

## BACKGROUND

### Property Description

The road allowance areas proposed for closure are firstly a 216.4 m<sup>2</sup> (2,329 ft.<sup>2</sup>) portion of road fronting the south property line of the privately-held property located at 15685 - 106A Avenue, and secondly a 186 m<sup>2</sup> (2,002 ft.<sup>2</sup>) unopened, 3 metre wide half lane located along the north property line of the same property.

### Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the property at 15685 - 106A Avenue are zoned One Acre Residential Zone (RA), and are designated "Urban" in the Official Community.

## DISCUSSION

### Purpose of Road Closure

The two areas of road proposed for closure are intended to be consolidated and rezoned with the subject adjacent property at 15685 - 106A Avenue under Development Application No. 7914-0298-00. This development application is seeking approval to permit four single family lots, as illustrated in Appendix II attached to this report. The related rezoning bylaw was granted third reading by Council on February 23, 2015.

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 road closure area 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 and developed with the adjacent property in support of planned and orderly development in Fraser Heights. 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 its sale and consolidation as generally described in this report.



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

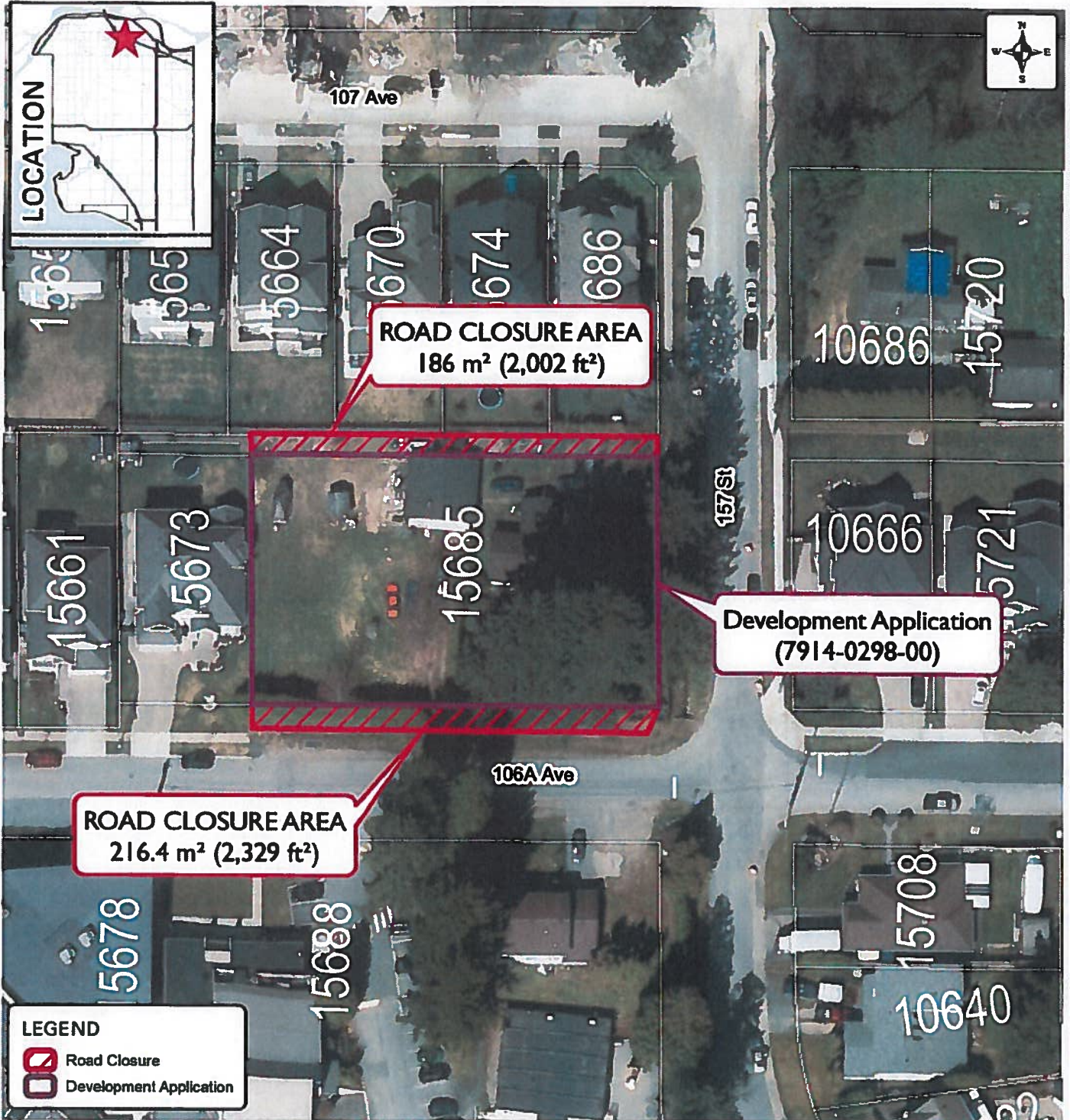
AW/amg/clr

Appendix I - Aerial Photograph of Road Closure Area

Appendix II - Application 7914-0298-00 Preliminary Subdivision Plan



# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Jun-2015, C9W

Date of Aerial Photography: March 30, 2014



**Closure of Road  
Allowance Adjacent to  
15685 - 106A 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.

Source: G:\MAPPING\GIS\Maps\Corporate\Repl\Realty\CW\_15685\_106AAve\_API.mxd

**SUBDIVISION PLAN OF LOT "C" PLAN 4677 AND PARCEL A REFERENCE PLAN EPP50131 BOTH OF BLOCK 9, SECTION 22, BLOCK 5 NORTH, RANGE 1 WEST, NEW WESTMINSTER DISTRICT**

PRELIMINARY

City of Surrey BCGS 926.017



SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monument 5280 & 5283

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from conventional survey observations to geodetic control monuments 5280 and 5283

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995929 which has been derived from geodetic control monument 5283

Notes:

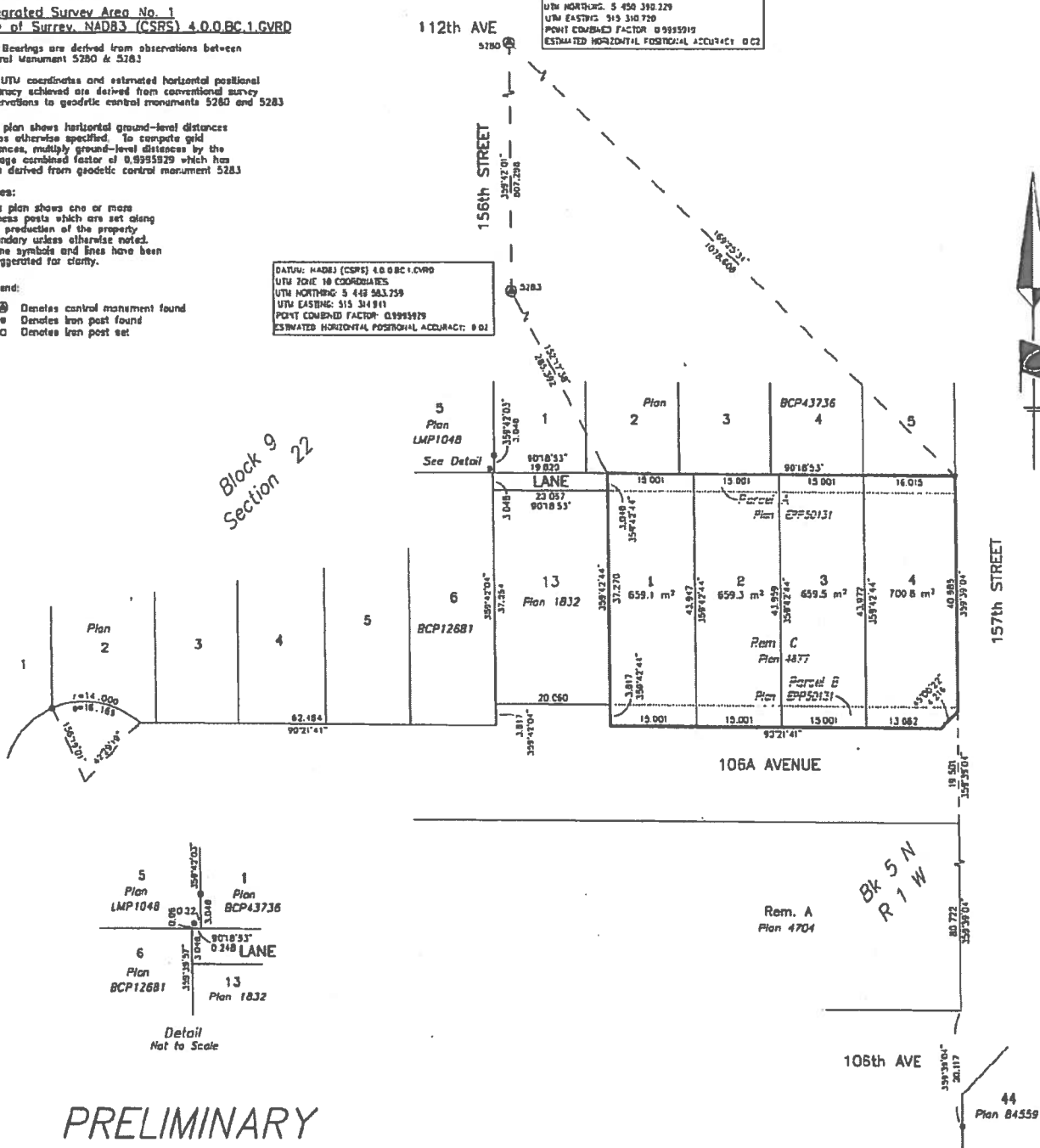
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

Legend:

- ⊙ Denotes control monument found
- ⊙ Denotes iron post found
- Denotes iron post set

DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD  
UTM ZONE 10 COORDINATES  
UTM NORTHING: 5 450 310.229  
UTM EASTING: 515 310.750  
POINT COMBINED FACTOR: 0.9995929  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02

DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD  
UTM ZONE 10 COORDINATES  
UTM NORTHING: 5 449 503.259  
UTM EASTING: 515 311.811  
POINT COMBINED FACTOR: 0.9995929  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02



PRELIMINARY

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0C2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 5513-SUB

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was completed on the day of May, 2015.  
Sean Costello, BCLS 900