

NO: R234

COUNCIL DATE: December 14, 2015

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **November 16, 2015**

FROM: **General Manager, Engineering**

FILE: **7913-0189-00**

SUBJECT: **Closure of Road Allowance Adjacent to 10441, 10473 and 10491 – 157 Street; 10432, 10458, 10470, 10482 and 10492 – 156 Street; 15611, 15619, 15641, 15659, 15673 and 15689 – 104 Avenue; 15644, 15658 and 15672 - 104A 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 the following three areas of road allowance:

- (a) A 695 m² (7,484 ft.²) portion of unconstructed road between 104A Avenue and 105 Avenue;
- (b) A 3,550 m² (38,210 ft.²) portion of unconstructed 104A Avenue; and
- (c) A 1,077 m² (11,587 ft.²) portion of unconstructed road between 104 Avenue and 104A 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

Property Description

The three portions of road allowance proposed for closure have a total area of 5,322 m² (57,281 ft.²) and are located adjacent to the properties at 10441, 10473 and 10491 – 157 Street; 10432, 10458, 10470, 10482 and 10492 – 156 Street; 15611, 15619, 15641, 15659, 15673 and 15689 – 104 Avenue; 15644, 15658 and 15672 - 104A Avenue.

Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the adjacent lands are zoned One Acre Residential Zone (RA), and are designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The three areas of road proposed for closure are intended to be consolidated and rezoned with the adjacent properties at 10441, 10473 and 10491 – 157 Street; 10432, 10458, 10470, 10482 and 10492 –

156 Street; 15611, 15619, 15641, 15659, 15673 and 15689 – 104 Avenue; 15644, 15658 and 15672 - 104A Avenue under Development Application No. 7913-0189-00. This development application is seeking approval to develop a community commercial shopping centre as conceptually illustrated on the attached Appendix II. The related rezoning bylaw was granted third reading by Council on October 20, 2014.

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 areas 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 closures 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 Guildford. These outcomes support the following Sustainability Charter action items:

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

CONCLUSION

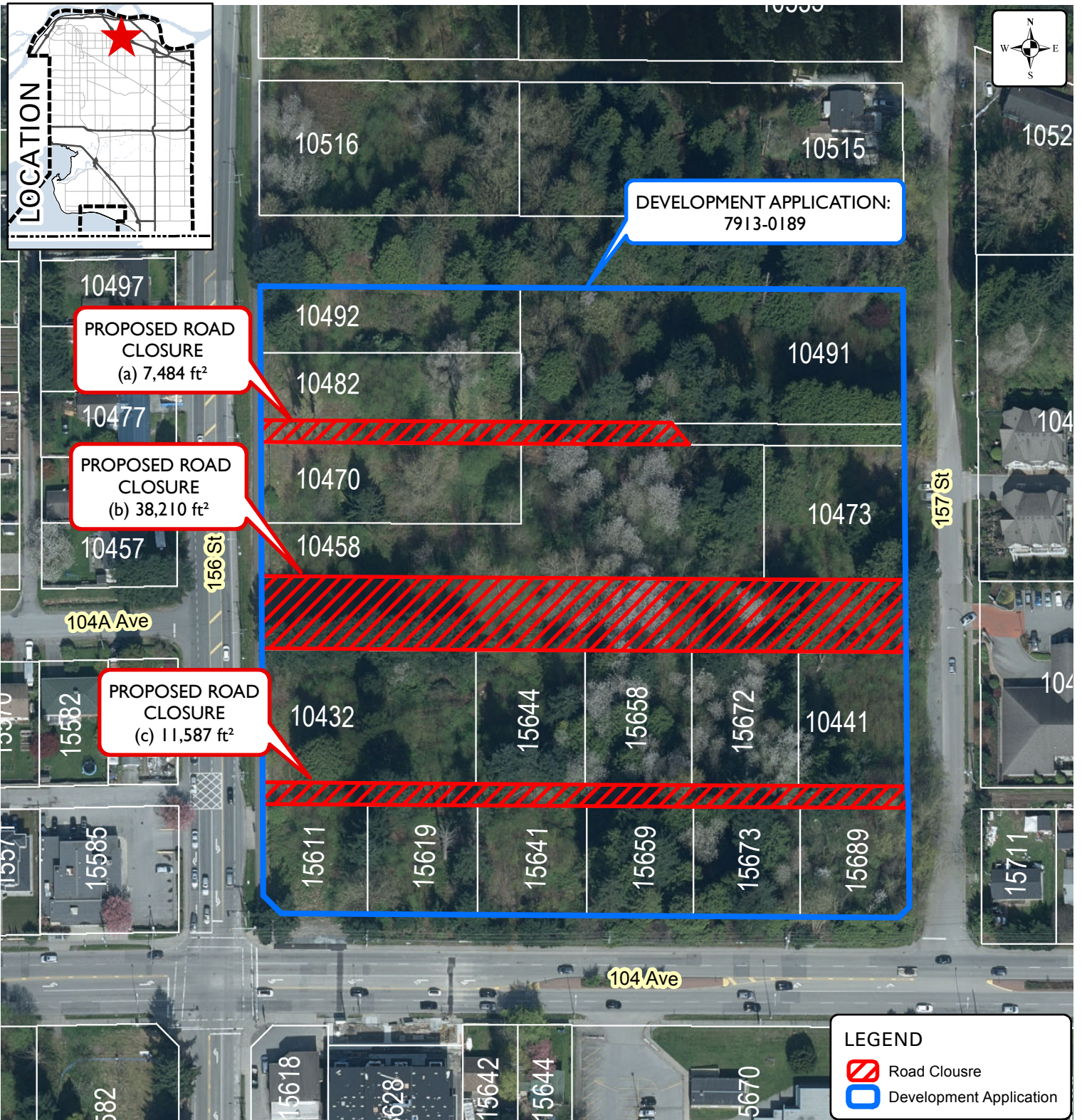
The proposed road closure areas are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate bylaw to close the subject road allowance areas in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

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

BLO/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II – Conceptual Development Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 09-Dec-2015, C9W



ROAD CLOSURE:
Unconstructed 104A Avenue,
Two Unconstructed Lanes North of 104 Avenue
Between 156 Street and 157 Street.

**ENGINEERING
DEPARTMENT**



CONCEPTUAL DEVELOPMENT PLAN